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## FOR SALE: ST. CLAIR COUNTY IL 260+- ACRES

### PROPERTY DETAILS

Address: Sachwitz Road, Lenzburg IL

List Price: \$4000 Per Acre

This 260-acre farm lays South of New Athens IL. Sachwitz Road dead ends at the property. Upon arrival, you will find an old farm home and buildings, long past their prime, but an excellent location to build. 96.8 acres of cropland has a weighted corn average of 143.7 bpa and a 103.5 PI. The balance of the property is wooded and was logged 15+- years ago and has a nice stand of timber with ATV trails throughout the property. Property lays just a mile from the Kaskaskia River and a half mile from the wooded bottoms and backwaters along the river. There are a few acres of cropland and some wooded areas prone to occasional high water, but most of the cropland and much of the wooded is above the flood plain. It is approximately 40 minutes to downtown St. Louis or Fairview Heights. Current Farm lease runs through 2017.

Listing 1836L

### CONTACT:

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