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Specializing in Rural Real Estate

# SOLD!



## FOR SALE: WHITE COUNTY IL 66+- ACRES

### PROPERTY DETAILS

Address: Co Rd 1475N, Carmi IL

LIST PRICE \$259,000

66+/- Acres in White County near Carmi for sale. Located just a few miles west of Carmi and less than a mile north of Rt. 14, this property offers excellent country living yet very close to the comforts of a city of 5 to 6000 people. Whether you are looking for a place to build the home of your dreams, a hunting spot to chase the abundant deer and turkey, pasture a few ponies or some cattle; this property is diverse enough for all of the above! There is a 40-acre park adjoining the farm and the owner has planted and maintained 1000s of trees creating a Tree Farm on the west side of the property. **The new owner will benefit from Bob's hard work and detail oriented management of these tree groves.**

City water along the front of the property with access to 1475N in two separate parts. The farm could be easily split, however this seller is not interested in doing that. If by chance you were looking for a home to go along with some acreage, the sellers have a very nice adjoining home they would consider selling with the acreage. **Bob is 90 years old, doesn't need the money; however to maintain the property like he wants to is becoming difficult.** This property has been in the family nearly 100 years! This property is shown by appointment, and we asked that you not drive up their lane if you are doing a drive by. Very nice area and neighborhood to live in and there are 15 or so acres in pasture that could be farmed! Seller is reserving 1/2 the minerals and the farm has a lease on it now.

Listing 1797L

### CONTACT:

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