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*Specializing in Rural Real Estate  
Sales and Auctions!*



FOR SALE: CUMBERLAND COUNTY IL 60+- ACRES

## PROPERTY DETAILS

Address: CR600N, Toledo IL

List Price: \$299,000

Primarily timberland with some open areas. Few miles west of Toledo. The property is pretty much located at the end of the road! Fantastic deer and turkey hunting, secluded and very private. The farm is essentially a 20-acre parcel cornered by a 40-acre parcel.

The 20 acres has about a 3½-acre open field to the south that is just in grass and would make a great pasture or food plot. There are several old trailers and a home that is not livable along with several abandon vehicles. You could have a nice pond, small pasture and great hunting along with peace and quiet.

The 40 acres has 36 acres of hardwood timber and abundant turkey and deer! The new owner could realize an immediate timber harvest of \$25,000+ without making it look like a bomb went off.

The farm is for sale as 60 acres. The asking price is \$299,000; the family is motivated to sell so get with me if you have any interest as a 20, a 40 or the entire 60 acres.

Listing 2096L

## CONTACT:

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