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FOR SALE: MARION COUNTY IL 133.5+- ACRES

## PROPERTY DETAILS

Address: 4786 Keller Road, Iuka IL 62849

Reduced Price \$675,000 / ~~List Price \$720,000~~

Family farm for 70+- years! Astonishingly well-kept home, farmstead and grounds. Recently built 40 x 60 pole barn fully insulated, concrete floor, electric with extra plugins, ceiling fans, 14-ft trusses, 2 12-ft tall doors, lean-to and porch on North side of barn.

Older 24 x 24 work shop with overhead door and concrete floor.

Fruit cellar plus other small outbuildings including dog kennel.

23.8 acres tillable presently being farmed with \$3,600 income.

31.1 acres enrolled in Conservation Reserve Program (CP22). CP22 pays \$7,079 annually (contract period 10-01-2014 to 09-30-2029).

2+- acre home site. 58+- acres wooded. 19+- acres in hay land, pasture, ½-acre pond and older cattle/pole barn.

Tract has some amazing rock outcroppings along Dums Creek that meanders through property. Exceptionally beautiful wooded areas with shale bottom creek crossing and large trees plus awe-inspiring hills and hollows.

Home has 1988 sq. ft., 3 bedrooms, 2 ½ baths and was updated 7 years ago. Home is 34 x 26 with 24 x 20 add on with partial unfinished 18 x 18 basemen. Large outdoor patio, patio doors to master bedroom and kitchen/dining area. Large utility room. 2-car attached garage. Automatic whole house generator system. Tri County Electric and rural water. Security system. Salem High School and Iuka Grade School. Septic tank.

Listing 2092L

CONTACT:

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