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*Specializing in Rural Real Estate  
Sales and Auctions!*



FOR SALE: CUMBERLAND COUNTY IL 30+- ACRES

## PROPERTY DETAILS

Address: 910 West Lincoln, Greenup IL

List Price: \$259,900

Income Producing Property with Home and Outbuilding

Folks here is the scoop on this property. The owner has aged enough that he cannot maintain the property. He has moved to town and is offering his home and farm of many decades for sale. In recent years has pretty much maintained this home like he had for years and as if he was going to be here for many more decades! New roof, siding, windows, water heater, furnace, you name it, items have been replaced with good quality all the way through it just as if he was going to live there another 40 or 50 years. The owner use to run some cattle in the pasture but his **cattle days are over he tells me and he doesn't care if you run cows or ponies or whatever, he would love to see the new owner utilize the pasture. Now Ralph, the owner, isn't going to divide this property. He just isn't going to do it. If you want to buy it and divide, so be it, but Ralph is not.** Behind the house is approximately 24 acres of good high bottoms tillable cropland. This farm has had the same tenant for 40 or more years and has been well maintained. If you need him to farm for you, Ralph **highly recommends him. If you want to farm it yourself, well so be it.** I'm not going to bore you with a lot of house data; come look for yourself. I would be happy to let you in. Less than ½ acre is in the Village of Greenup and that is the area the home is in and so enjoys all the village utilities. The remaining 29+ acres are in the country! There are 5 or so acres of pasture along with a barn. Come take a peak. The farm generates between \$4,000 and \$6,000 annually depending on grain prices. If you were interested in CRP, the farm would generate around \$7,000 yearly. That said, it's too nice a farm field to be in CRP IMO. The house would rent \$500-\$600 or more. So all in all, it would make a good investment property; but I believe it would be ideal to start a family also! Come see!

Listing 2150L

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