

# buyafarm.com

Specializing in Rural Real Estate  
Sales and Auctions!



FOR SALE: ST. CLAIR COUNTY IL 2.47+- ACRES

## PROPERTY DETAILS

Address: 1235 East Washington, Millstadt IL 62260

Price Reduced: \$189,000 / List Price: \$195,000

Lake Front Property with Home and Outbuildings

Country home on 2.47 acres just out of the city limits of Millstadt. If you're looking to have your own hobby/mini farm to grow vegetables, raise chickens or any type of livestock, you may want to look at this mini farm. The acreage has so much to offer; outbuildings, lake access, multiple pecan trees, walnut trees, hickory trees and persimmon trees. Being in the county and zoned agricultural, you can have livestock. This home is a very well-built brick home built in 1949 and has all the original wood floors and an unfinished basement. There are some updates the new owners may want to make. The owners have chosen to stay on well and septic, but there is city water available at the road. There is an attached 1-car garage, 42 x 52 pole barn with electric, 52 x 20 barn with some concrete flooring electric and water and an 8 x 8 smoke house. Conveniently located 23 miles from St. Louis. Roof is 5 years old and a/c is 10 years old. Schools include Millstadt District 160 and Belleville High School-West.

Listing 2058L

## CONTACT:

Broker

Sheila McAllister

Cell: 618-799-8076

Email:

sheila@buyafarm.com



BUY A FARM LAND AND AUCTION COMPANY LLC — 800-443-1998