

buyafarm.com

Specializing in Rural Real Estate
Sales and Auctions!



FOR SALE: JACKSON COUNTY IL 31+- ACRES

PROPERTY DETAILS

Address: Sharp Rock Road, Ava IL

List Price \$226,300

CRP Income + Lake + Nice Building Sites + Can Be Divided!

This 31.10 acres is available whole or divided into two 10-acre tracts and an 11.10-acre tract making it the perfect setting to eventually build on. There is a CRP contract on the open ground until 9/30/23 paying \$123.75 per acre. Of the whole 31.10 acres, there is a total of 23.5 acres in CRP for a total annual payment of \$2,908. The 6+/- acre lake that would be shared between the three tracts is approximately 23 feet deep at the dam. There are some restrictions if the land is sold divided. Property is close to Kinkaid Lake and the Shawnee National Forest.

Listing 2186L

CONTACT:

Managing Broker

Brenda Chandler

Cell: 618-201-3947

Email:

brenda@buyafarm.com



Broker

Brad Chandler

Cell: 618-791-3289

Email:

brad@buyafarm.com



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