

# 120+- Acres Clay County IL

## Located at the End of a Dead End Road



**Don Bailey**  
Managing Broker  
Cell: 618-919-1031  
dbailey@buyafarm.com  
Flora Branch Office  
Office: 855-468-3478  
301 North Main St, Flora IL 62839



**buyafarm.com**

### PROPERTY DETAILS (2294L)

Address: Crane Road, Louisville IL  
List Price: \$540,000 / \$4,500 Per Acre

Mature Timber, Home Sites, Hunting, CRP Income

Mature timber. Great home sites. Good wildlife habitat. 43.4 CRP CP1 acres paying \$6,819 annually; expires 9/30/2023. Located at the end of dead end road. Tract has Crooked Creek running through the north 80. Has been in same family for many, many years. Taxes: \$244 (2015 paid 2016). Located in sections 12 and 13, T4N-R5E, Oskaloosa Twp.

Shown by appointment only, no exceptions please.

Directions: Located West on Louisville on the Louisville/Kinmundy Blacktop to Crane Road then North to property.

**Specializing in Rural Real Estate Sales and Auctions**  
MAIN OFFICE: 1403 Hillcrest Drive, Sparta IL 62286 / 800-443-1998