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## FOR SALE: FRANKLIN COUNTY IL 10.6+- ACRES

### PROPERTY DETAILS

Address: Coxspur (Elm) Road, Zeigler IL

Price Reduced: \$37,100 / List Price: \$39,750

Home Sites + Income Producing Cropland! Are you looking for a bit of space out in the country but not too far from town? Maybe potential future home sites and even a possible pond location. How about land that is income producing while you make those future plans? This 10.6 acre tract is situated at the eastern edge of Zeigler on Coxspur Road (some mapping programs show the road as Elm). There is nearly one quarter mile of road frontage. It is tillable cropland leased and planted to soybeans this season, however has many possibilities. The primary soil type is Bluford Silt Loam that is level to gently rolling. General Productivity Index 101 and Corn Yield Rating 122. USDA FSA has the tract classed non-highly erodible and as all cropland.

Electric, phone and public water are all on the property or nearby. Zeigler-Royalton Schools and Rend Lake College districts serve the area. There has not been a search to determine mineral rights, however any owned minerals will convey to the buyer. Real estate taxes are currently \$51.64.

Please note that the land is both affordably and competitively priced for your consideration.

DRIVING DIRECTIONS: Entering Zeigler from the North on IL Hwy 148, turn East on Coxspur Road, travel .8 mile to the property on East side of the road.

SHORT LEGAL: Part of the NW, NE, Section 24, T7S-R1E (Six Mile Township), Franklin County IL

Listing 1941L

### CONTACT:

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