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*Sale and Leases!*



FOR SALE: WASHINGTON COUNTY IL 29.6+- ACRES

## PROPERTY DETAILS

Address: 6913 Blackbird Road, Okawville IL 62271

List Price: \$89,000

Hunting / Recreational Property for Sale! Looking for hunting and/or recreational property close to home? Look no further; this one will not last long. Located in Okawville Township. Four of the 29 acres are planted in 300+/- pecan trees. The pecan trees are at least 15 years old and are producing pecans. This part of the acreage is well maintained and looks like a park. It could also be a potential income. The remaining acreage is wooded. There is also a metal storage building with a concrete floor and a pond. The pond has a sand bottom which does not hold water all the time. Just 45 miles from St. Louis. Zoned agriculture. Portions of the property are in a flood plain. Second parcel number is 12-06-06-400-003. DIRECTIONS: From Hwy 64 take Exit 27. Turn right onto 161. Left onto Richter School Road to Woodland School Road. Left onto 177E. Left onto Bottom Prairie Road. Right onto Blackbird Road. Easement to property is on the left.

Listing 1907L

## CONTACT:

Broker

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