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## SOLD \$96,900 / CLOSED 5/16/18



### FOR SALE: FRANKLIN COUNTY IL 28+- ACRES

#### PROPERTY DETAILS

Address: Yellow Banks Rd, Benton IL 62812

List Price: \$96,900 / \$3,400 Per Acre

This hard to find and affordable 28+ acre farm is the perfect balance of just enough timber for deer hunting with the majority of land tillable. The property has 22 acres of cropland providing a good return on your investment (current cash rent is over \$2600/year). And there is plenty of frontage with utilities on a well-maintained paved road for several great building sites. This property is located on Yellow Banks Road. One mile west of Route 37 and Interstate 57, and 4 miles south of Benton IL. Total land survey is 28.64 acres. On southwest corner there is an old farm house and 2 barns. The house is not useable as is; however, one of the barns is currently being used to store farm machinery. There are a couple of water wells on the property. The timber area encompasses about 4 acres on northeast edge of property with neighboring timber. Deer is plentiful in this area. There are heavily traveled deer trails crossing in several areas of the wooded area and tree rubs galore. For those dreaming of building a home in a rural setting, investing in farmland that is income producing with your own place to hunt deer or just adding some additional areas to farm, this property has it all.

Listing 2244L

#### CONTACT:

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