

# 80+- Acres Washington County IL

## Tillable and Wooded with Good Access!

### FOR SALE



**Kayleigh Witter**  
Broker

Cell: 618-445-1790

kayleighwitter@buyafarm.com

Sparta Main Office

Office: 800-443-1998

1403 Hillcrest Dr, Sparta IL



**buyafarm.com**

PROPERTY DETAILS (2280L)

Address: Branch Road, Oakdale IL

List Price: \$385,000

Perfect Mix of Cropland and Wooded

This rural property has the perfect mixture of cropland and woods with approximately 38.39 tillable and 41.61 wooded acres. It has good access along 2 public roads (Polk and Branch) and is located 11 miles SW of Nashville IL and 21 miles NE of Sparta IL. It is the best of both worlds if you are looking for a recreational tract with some income and could be the perfect location for your dream home.

Legal Description: The Southwest Quarter of the Southeast Quarter, and the Southeast Quarter of the Southwest Quarter of Section 11, Township 3 South (Oakdale Township), Range 4 West, Washington County, Illinois.

Coordinates: 38.282771, -89.505779

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