

# 88+- Acres Marion County IL

Located Close to Stephen Forbes State Park

**SOLD!**



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## PROPERTY DETAILS (2287L)

Address: 6503 Nelson Road, Kinmundy IL 62854

List Price: \$330,000 / \$3,750 Per Acre

Income Producing Land + Home Sites + Hunting + Close to State Park

**If you're looking for an investment in land that has a good return, you will want to consider this tract at this price. It's possible it may not be on market very long before it sells.**

39.6 acres farmland presently in CRP and pays \$5,227 annually (\$132/acre). Contract expires 9-30-23. 29 acres of farm presently pasture could be farmed for a possible total of 68 acres in production. Sellers have 91 acres they are keeping which includes home and some outbuildings. Two livestock barns are included in sale. Good roads on two sides. Rural water. Many possibility including home sites and great population of quality deer and turkey.

Legal Description: Part of Section 10 and 11, T3N-R4E Omega Township. Located ¾ mile East of Stephen Forbes State Park on Wilcoxon Road. Stephen A. Forbes State Park is 3100 acres of oak and hickory forest surrounding a 585-acre lake. Fishing, swimming, boating, camping, picnicking, hiking and hunting are all popular activities. Oak Ridge Campground is a great place for an overnight stay. There are 115 shaded campsites with electricity, water and a shower building. Plus 15-mile horse trails and 4 established hiking trails.

**Specializing in Rural Real Estate Sales and Auctions**

**MAIN OFFICE: 1403 Hillcrest Drive, Sparta IL 62286 / 800-443-1998**