

FOR SALE: 45+- Acres Saline County IL

Located on the Southeast Edge of Galatia IL



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PROPERTY DETAILS (2317L)

Address: 2205 Telephone Road, Galatia IL 62935

Price Reduced: \$150,000 / ~~List Price: \$187,000~~

Farmstead with Home and Several Outbuildings

45+- acres for sale in Saline County IL. Farmstead includes home and outbuildings and is located on the SE edge of Galatia IL. 33+- tillable acres farmed organically for the past 6 years.

Above average soil types great for production of vegetables, row crops, wheat or legumes. Mainly Belknap silt loam soils. Weighted soil rating: corn 154.1 bu per ac, soybeans 51.2 bu per ac, wheat 62.1 bu per acre. PI 115.4. Crossed fenced for livestock.

Owners have seen numerous deer on property. Tract is located next to American Coal Company which restricts hunting on adjoining land resulting in an enhanced chance for quality wildlife to exist.

Well-built 6-bedroom, 1.5-story wood frame home with 4,480 sq ft and new 2007. Running water in kitchen; no electrical wiring in home. Several outbuildings including insulated workshops, livestock loafing sheds, greenhouses and storage. 10 peach trees, 2 apple trees and 1 cherry tree located on property.

Shown by appointment only

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