

**SOLD \$225,000 / CLOSED 1/22/19**

**FOR SALE: 20.7+- Acres Randolph County IL**

Located 5 Miles East of Sparta IL on Roseborough Road

**SOLD!**



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**PROPERTY DETAILS (2373L)**

Address: 12708 Roseborough Road, Sparta IL 62286  
List Price: \$225,000

Home and Detached Garage in Partly Wooded Area with Stocked Pond  
Picture perfect setting for great country living! Very nice +/- 20-acre property for the sportsman or wildlife watcher. This 2-bed/2-bath home built in 2000 has an open living area, a great sunroom to enjoy, 2 electric fireplaces with blowers and steel roof. Enjoy the beautiful front porch that runs the length of the house along with a nice gazebo area out back! The owners have enjoyed watching the herds of deer, turkey, bobcat, birds, etc. that pass through. Detached 2-car garage with plenty of work space, 24 x 24 carport with concrete floor and another smaller carport will protect all of your toys from the weather. Half acre stocked pond to enjoy is lined with rip rap to stay neat. Access to an additional 2.5-acre pond at the north property line. You can hunt in your own backyard! About 15 acres of this property is wooded. Sparta schools. Taxes \$2213 with exemptions (2017).

Directions from Sparta: Take IL Hwy 154 east 5 miles. Turn right onto Roseborough Road. Property will be on the right in about 1/2 mile. Signed.

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