

FOR SALE: 11.48+- Acres Franklin County IL Farmstead with Home, Barns and Pond



Joe Corso
Broker

Cell: 618-663-1334
jcorso@buyafarm.com
Sparta Main Office



buyafarm.com

PROPERTY DETAILS (2426L)

Address: 3124 Catbird Road, Royalton IL 62983

List Price: \$126,900

If you are looking for a small farm with big amenities this could be what you've been waiting for. There are 11.48 acres in which most is fenced for cattle and currently cattle are grazing on the land. **It's a corner property on 2 blacktop county roads.** From the front porch there is a view of a nice size pond on the property. The home is a manufactured home on foundation with over 1500 sq. ft. of living space with an attached breeze-way and a 2-car garage. There are 3 bedrooms and 2 baths, a breakfast area adjoining the kitchen and separate dining room that flows to a large living room. The home has a Generac 22 Kilowatt propane generator that is serviced regularly with a 500-gallon dedicated propane tank; so you'll never be without power. Also, there is a Flo-Tech Ionizer whole house water filtration system and security system. All plumbing, water treatment system and aeration septic system is maintained by Baker & Sons Plumbing contract.

There is a 40' x 48' metal barn open on one wall that was originally used as a stable for horses / machinery barn. A newer metal barn measuring 60' x 120' x 14' with walk-in door and 2 end sliding doors and overhead lighting is also on the property. This barn was used as a horse arena for training horses and riders, thus there is no concrete floor. Both barns have electric.

At an affordable price, this small farmstead allows flexibility for the new owner; a great place for raising kids, gardening, horses, cattle and other livestock or simply sit back on your own little farm and enjoy life.

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