

FOR SALE: 197+- Acres Perry County IL

Well-Maintained Cattle Farm with Buildings



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PROPERTY DETAILS (2418L)

Address: Bethal Church Road, Pinckneyville IL
List Price: \$827,000 / \$4,200 Per Acre

Just 7+- miles NW of Pinckneyville, this well-maintained 196.9-acre cattle farm is ready for your herd. The property is enrolled in the EQIP program through NRCS. It has 126+- acres fenced and cross fenced for rotational grazing with water in every pasture. Pastures have been fertilized and are lush and well maintained. The 2 ponds are fenced off for erosion control and to maintain water quality. There is a 47' x 60' feeding shed with concrete floor, feed bunks and manure storage lagoon. Also a 96' x 28' machine and hay shed and a 96' x 12' lean-to with a sweep system, chutes and multiple head gates with heavy duty working pens made of highway guardrail. Fencing is 4-strand high tension electric and is in good repair.

Additionally, there are 38.9 acres wooded and several ponds which the cattle are fenced away from. The 37.3 acres of quality creek bottom cropland has a PI of 117.

Note, the home is not included.

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