

FOR SALE: 491+- Acres Perry County IL

Cattle and Grain Farm, Buildings and Two Homes



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PROPERTY DETAILS (2418L)

Address: 5837 & 5839 Misty Road, Pinckneyville IL
List Price: \$1,911,765 / \$3,891 Per Acre

Just 6+- miles NW of Pinckneyville, this well-maintained 491-acre cattle and grain farm consisting of a separate 174 acres (the main farmstead), 197 acres (pasture and cropland), 80 acres (cropland and wooded) and a creek bottom 40 (cropland and wooded). There are 2 homes, multiple machine and loafing sheds, working pens, squeeze chute and sorting pens. Pastures are fenced, fertilized and lush! It has 243+- acres fenced and cross fenced pastures for rotational grazing with water in every pasture. 159 acres can be used for cropland. And, 102 wooded acres for the hunters. Five ponds are fenced off for erosion control and to maintain water quality. Lots of concrete. This property is truly set up for an efficient cattle operation and is well maintained. The older barn is set up to work cattle with sorting pens and a 3-year old Powder River Sweep Alley System and squeeze chute. Holding pens are made of highway guardrail with concrete floors. It all makes working cattle a breeze. Fencing is 4-strand high tension electric and is in good repair. Water is Washington County Water or can be drawn from ponds. There are several other smaller buildings and 4 grain bins with fans.

Additionally, the cattle herd and a complete line of modern farm machinery including a dozer and track hoe can be purchased separately.

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