

FOR SALE: 91+- Acres Shelby County IL

Hunting, Income Producing, Great Access, Timber, Tillable, Pond



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PROPERTY DETAILS (2419L)

Address: Co Rd 1300E, Shelbyville IL

List Price: \$312,000

The possibilities are endless with this scenic farm in rural Shelby County. It could easily be turned into a hunting property with over half of the acreage being tillable that should qualify for CRP to go along with the nice creek and wooded areas. Deer and turkey are already on the property so adding some food plots and more diverse cover types through CRP will just make it even better. The property could also easily be turned into a small hobby farm for someone with interest in horses, cattle or other livestock or specialty crops. The property has a nice home site with EJ Water coming past it, a nice rural road and electric along the road.

While the property is certainly rural, it is just minutes from Shelbyville and less than 10 minutes from Wal-Mart and multiple restaurants.

Directions: Go West of Shelbyville on Route 16 about 2 miles west of the Rt 128 junction to the 1300 E Road, then travel South 2.25 miles and the farm is on the East side of the road. The property is just a few miles East of Tower Hill and about 3 miles North of Lakewood. Plat book is Rose twp., Section 29, Martha Hicks. Effingham, Mattoon, Pana, Decatur and Vandalia are all under an hour drive.

The property has 51.45 FSA tillable acres with a Productivity Index over 106. The tillable acreage is available for this year if so desired or you can step into a 1/3 landowner 2/3 tenant crop-split arrangement with the current farmer where the landowner pays for nothing but lime. The tillable acreage is in 8 fields with about half being upland and the other half bottom land soils. Folks, the rental rate in Shelby County is usually quite high and this farm most likely will be CRP acceptable at a generous rate. Currently the FSA / USDA is configuring the updated Conservation Programs so it's difficult to give you a solid number.

LOW TAXES! The real estate taxes were \$282.76 last year. All minerals owned to transfer and the family believes they have them all.

Specializing in Rural Real Estate Sales and Auctions
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