



**FOR SALE**  
**69.74+/- ACRES MARION COUNTY IL**

**Address: 7319 Malone Rd, Alma IL**

**List Price: \$440,000**

**ABOUT THIS PROPERTY:**

FARM HAS A GREAT MIXTURE OF WOODED AND OPEN LAND, POND, GARDEN AREA AND SHADE TREES AROUND THE HOMESTEAD. PRESENTLY 7.6 ACRES ENROLLED IN CRP THAT PAYS \$1,106 ANNUALLY; CONTRACT EXPIRES 9/30/24. THERE IS A 3-ACRE PATCH THAT HAD BEEN FARMED RECENTLY; THE REMAINDER IS IN WELL-ESTABLISHED CLOVER AND FESCUE.

HOME SEEMS TO BE IN GREAT SHAPE WITH NEW METAL ROOF AND WINDOWS, 2 BEDROOMS AND 2 1/2 BATHS. PLEASE NOTE THE HOME IS 48 YEARS OLD AND VERY DATED INSIDE. THERE IS ALSO AN UNATTACHED 2-CAR GARAGE AND NUMEROUS OUTBUILDINGS (INCLUDING ONE BUILT IN THE 1930S WHICH STILL SEEMS TO BE VERY STRAIGHT AND SOLID).

- PARCEL #02-36-400-006
- TAXES: \$1,790.52
- SECTION 36, T4N-R2E (FOSTER TWP)




**BUYAFARM.COM**

Main Office: Sparta IL  
618-443-1998



**CONTACT**  
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