



FOR SALE

72.36 +/- ACRES FAYETTE COUNTY IL



Address: 2212 N 1600 St, Brownstown IL

List Price: \$575,262 / \$7,950 per acre

ABOUT THIS PROPERTY:

WELL-MAINTAINED FARM. OWNERS HAVE GONE TO ALL THE EXPENSE OF INSTALLING 4 WATER DETENTION DAMS (DRY DAMS) AND ESTABLISHED WATERWAYS TO CONTROL EROSION. THIS IS PROOF THE FARM HAS BEEN WELL TAKEN OFF. GOOD ROAD ACCESS FROM SIDES OF TRACT. GREAT WHEAT FARM THAT DRAINS WELL FOR DOUBLE CROP SOYBEANS. CORN CROP LOOKS AMAZING THIS SEASON. LARGE RAINS THIS YEAR HAVE HURT YIELD EXPECTATIONS ON FLAT FARMS, WATER CAN NATURALLY GET OFF THIS TRACT WITHOUT CAUSING EXCESSIVE EROSION.




BUYAFARM.COM

**Main Office: Sparta IL
618-443-1998**



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