

# SOLD!

## 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  
MANAGING BROKER  
DON BIALEY  
Branch Office  
Flora IL**

 618-919-1031

 [dbailey@buyafarm.com](mailto:dbailey@buyafarm.com)