

buyafarm.com

*Specializing in Rural Real Estate
Sales and Auctions!*



FOR SALE: EDWARDS COUNTY IL 275+- ACRES

SOLD \$962,500 / CLOSED 2/19/16

Listing 1732L

PROPERTY DETAILS

List Price: \$1,045,000 / \$3800 Per Acre

275+- Acres in Edwards County. Located north of Grayville a few miles or southeast of Albion a few miles. The farm has tillable land, land just coming out of CRP that can be farmed or re-enrolled into CRP and timber land. Access is great with over 1/2 mile of public road frontage and another easement into the east end via a farm lane. The property is completely surveyed. We do not believe any minerals exist, however the sellers will transfer everything owned if any. There are several wells on the farm, however it has improved **access to the entire farm and the wildlife doesn't seem to mind**. In looking at the farm, it was over ran with turkey and I saw several deer. This farm has not been hunted in over 10 years! There are lots of options for this property; beautiful home sites in a very nice neighborhood, over 65% of the farm can be tilled, re-enrollment into a CRP program and a fantastic hunting spot. The fields are not straight in anyway so the amount of edge on this farm is incredible, which as a hunter knows, edge is good for all wildlife. The farm **hunts much larger than it's actual size**. **Regardless of wind direction** there can be multiple stand sites. Taxes are \$1,433.66. Come take a look!

CONTACT:

Broker

Royal Alvey

Cell: 618-407-0347

Email:

ralvey@buyafarm.com



BUY A FARM LAND AND AUCTION COMPANY LLC — 800-443-1998