



80± Acre Illinois Recreational and Tillable Farm for Sale - Fayette County

TROPHY
PROPERTIES AND AUCTION
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PROPERTY ADDRESS:

25700 New Bethel Ave.
Nokomis, IL 62075

PRICE: \$440,000

ACRES: 80

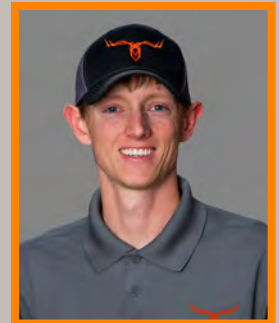
COUNTY: Fayette

PROPERTY HIGHLIGHTS:

- 42± tillable acres
- Average cash rent income around \$9,500 per year
- Loamy Soils
- 1 acre pond
- Great deer and turkey hunting
- Building Site Potential
- Small wood barn for equipment storage

PROPERTY DESCRIPTION:

This 80± acre farm has a perfect mix of tillable income along with some very good turkey and whitetail hunting habitat. This farm consists of 42± tillable acres that are currently being cash rented on average around \$225-\$235 per acre. Most of the tillable acreage is Hosmer silt loam soil and some is Wakeland silt loam. This property also features a beautiful 1 acre pond on the north side, which would be an incredible location to build a dream home! As you work your way to the south side of the property you will see that it is set up for some great deer and turkey hunting! Caesar Creek cuts through the southwest corner, creating a perfect travel corridor for wildlife. There is a little wood barn on the property that could be used for storage. Fayette County is known for incredible turkey and whitetail hunting, and this property is no exception!



PRESENTED BY:

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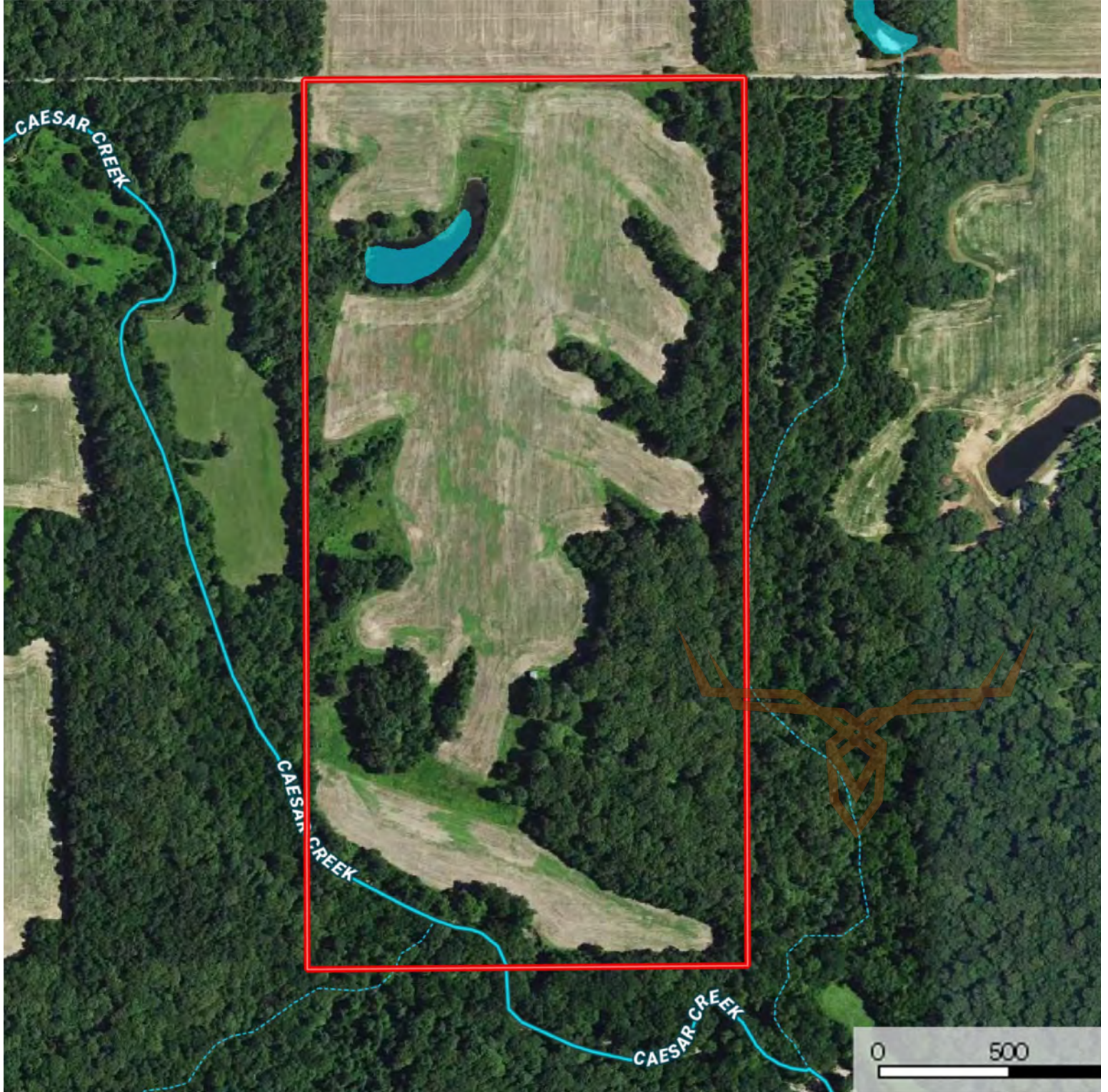
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals