



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 40± Acres Mostly Tillable Ground with Small Woodlot for Sale - Marion County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



## PROPERTY ADDRESS:

00 Webster Lane  
Kinmundy, IL 62854

**PRICE:** \$268,000

**ACRES:** 40

**COUNTY:** Marion

## PROPERTY HIGHLIGHTS:

- 34 well draining tillable acres
- \$5,400 annual income from crops
- Less than a mile from Stephen A. Forbes State Park

## PROPERTY DESCRIPTION:

These 40± acres have excellent drainage and are made up of mostly tillable acreage. The property has roughly 34 tillable acres with the remaining being in timber and a ditch line. Seller receives \$5,400 annual income from the crop lease on the property. Tennant farmer is willing to continue to farm or the farming rights for 2021 are negotiable. This could be a great opportunity to add to your portfolio or grow your existing operations.

There are approximately 4 acres of woods in the SW corner of this property that could provide a hunting opportunity as the deer come to feed in the evenings as well.



**PRESENTED BY:**

**SCOTT ATHMER**

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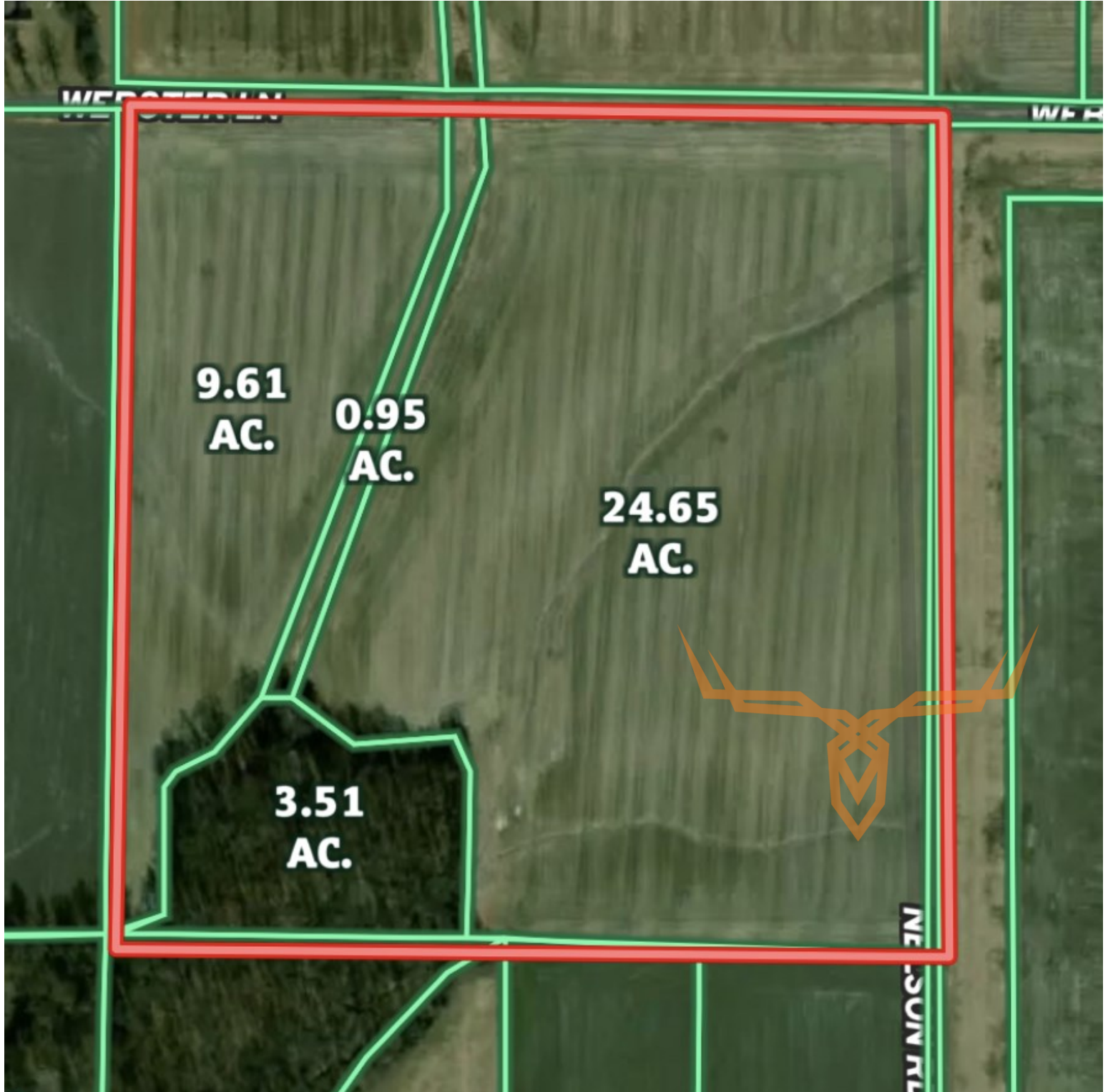
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals