



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

100± ACRES WITH HOME AND LAKE FOR SALE - SPARTA ILLINOIS

Trophy Properties and Auction • (855) 573-5263 • leads@trophy.com • www.trophy.com



ADDRESS: 13401 Moffat Road, Sparta, IL 62286

BEDROOMS: 4
BATHROOMS: 3
SCHOOLS DIST: Sparta

TAXES: \$8,047
TAX YEAR: 2020
HOA FEES: N/A

PROPERTY HIGHLIGHTS:

- 100± wooded acres near Sparta, IL
- Beautiful brick ranch home overlooking 2 stocked lakes
- Two Morton Buildings
- Cabin
- 95± acres of timber
- Meticulously maintained
- Tractors/equipment & tools convey with sale

PROPERTY DESCRIPTION:

This beautiful 4 bedroom, 3 bath ranch style home on 100± wooded acres in Randolph County, IL is a well-maintained turnkey property ready for you to call 'home'. Nice master suite, some wood floors, high beamed ceilings, large open kitchen with new granite counters, open gathering spaces, partially finished walkout lower level, geothermal system, fire-proof built-in safe & all-brick exterior. Nice views of the grounds from most rooms and the expansive composite deck will draw you outdoors to overlook the 5± acre and 1± acre lakes stocked with bass, hybrid bluegill and catfish. Morton Buildings on the far side of the lakes are 24'x45' and 36'x45' and there is a nice hunting cabin. Equipment included with the sale: Kubota tractor w/bucket, 2018 side-by-side, Arctic Cat 4-wheeler, Kubota zero turn, log splitter, brush hog, finishing mower, trailer, chain saws, various tools and more. The 100± acre property consists of 95± acres of mature hard wood timber that is full of deer and turkey.



PRESENTED BY:

PHIL BROWN

Broker/Partner

M: (314) 753-7444

P: (855) 573-5263 x 700

E: philbrown@trophy.com

SHANE YEARIAN

Land & Home Specialist

M: (618) 830-2825

P: (855) 573-5263 x 710

E: syearian@trophy.com

Trophy Properties and Auction
 15480 Clayton Road, Ste. 101
 Ballwin, MO 63011
 636.527.5263

100± ACRES WITH HOME AND LAKE FOR SALE - SPARTA ILLINOIS

Trophy Properties and Auction • (855) 573-5263 • leads@trophypa.com • www.trophypa.com

