

**Farm House and Shop With Tillable Acreage**  
784 State RT 89  
Varna, IL 61375

**\$450,000**  
8± Acres  
Marshall County





## Farm House and Shop With Tillable Acreage Varna, IL / Marshall County

### SUMMARY

#### Address

784 State RT 89

#### City, State Zip

Varna, IL 61375

#### County

Marshall County

#### Type

Farms, Recreational Land, Residential Property, Single Family

#### Latitude / Longitude

41.0413 / -89.2278

#### Taxes (Annually)

2550

#### Dwelling Square Feet

1800

#### Bedrooms / Bathrooms

4 / 2

#### Acreage

8

#### Price

\$450,000

#### Property Website

<https://arrowheadlandcompany.com/property/farm-house-and-shop-with-tillable-acreage-marshall-illinois/52184/>



## Farm House and Shop With Tillable Acreage Varna, IL / Marshall County

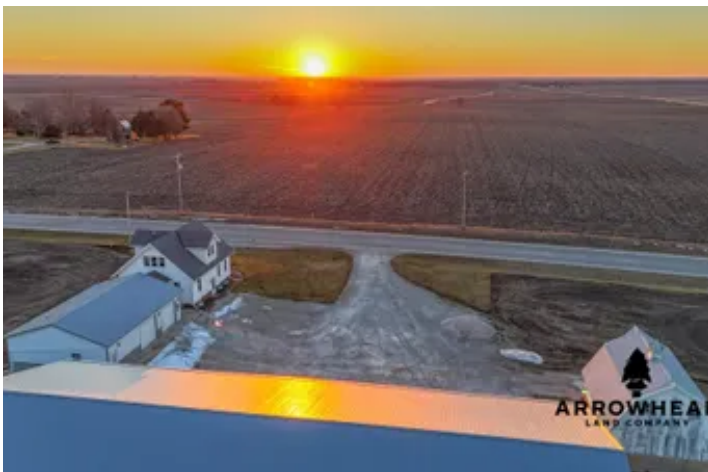
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### **PROPERTY DESCRIPTION**

Welcome to your dream country home! Located on the edge of Varna IL, this country home has 4 bedrooms, 2 full bathrooms and sits on 8 +/- acres of land. This home has original hardwood floors with recent updates over the last 8 years including new electric, plumbing, insulation, gutters, roof, siding, windows, updated kitchen, and new bathrooms. To top it all off, this house conveniently has a whole house Generac generator to keep you prepared for any Midwest winters. This property comes with 6 +/- acres of Tillable farm ground, which has open tenancy for 2024. There are 3 additional buildings on this property. With this home you'll find a 900 square foot N.L. Morton insulated garage WITH an attached 450 square foot mother-in-law suite. This would be perfect for any visiting guests, a rental, or an office. This space is an open concept with a full bathroom, washer/dryer, refrigerator and microwave. The second additional building is a 60x120 N.L. Morton shed, which includes 40x60 finished and heated space. This farm shop has water and electricity and is already plumbed for a future bathroom if desired. The final building is perfect for any livestock or hay barn. Varna is a small farming community 45 minutes north of Peoria and 2 south of Chicago. It is in close proximity to Lake Wildwood for weekend boating and fishing or Utica with some great hiking trails. It is in the Midland school district and local colleges include Illinois Valley Community College or Bradley University. Lots of opportunities with this place! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brody Elliott at [\(309\) 238-1496](tel:3092381496).

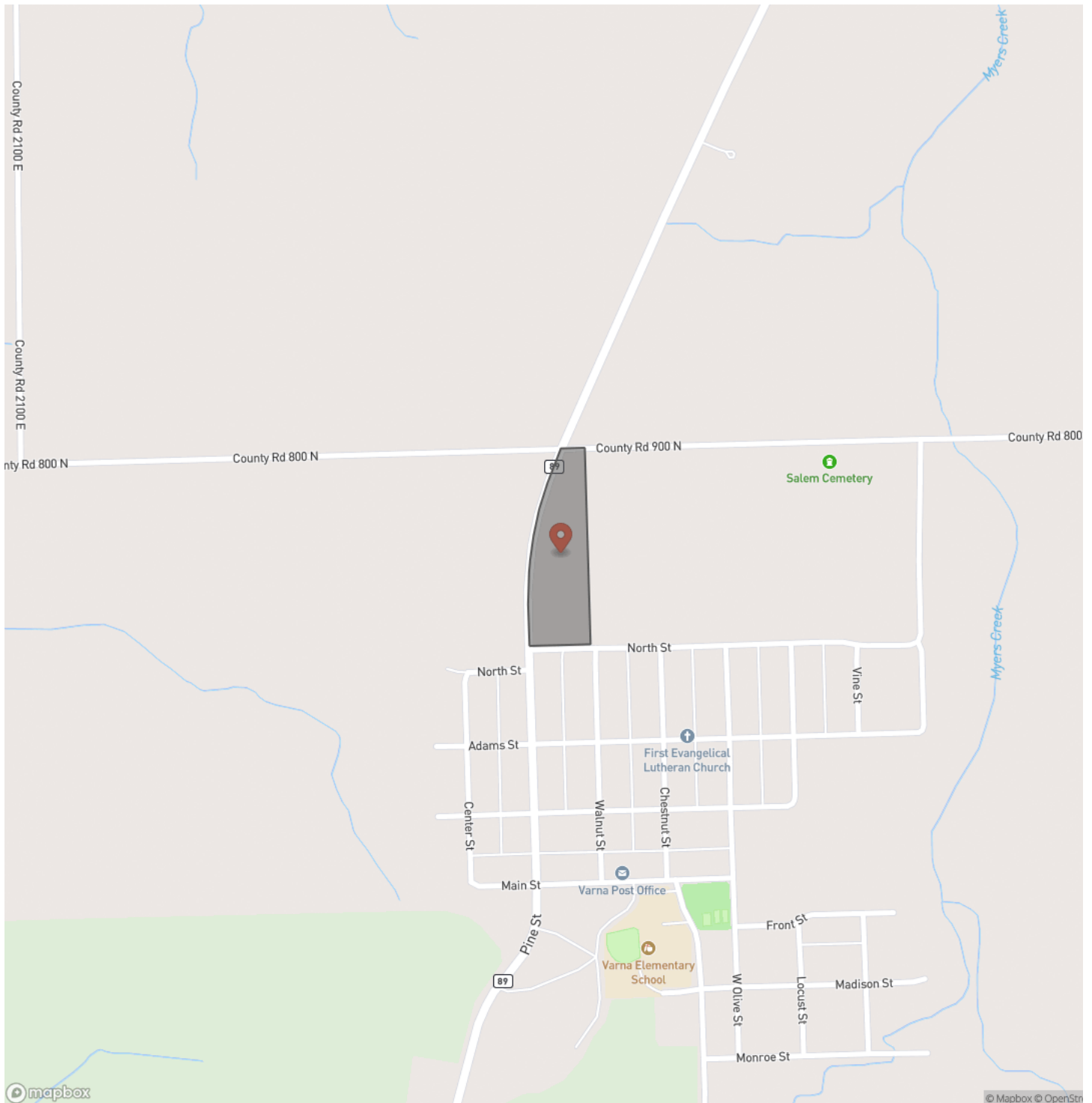


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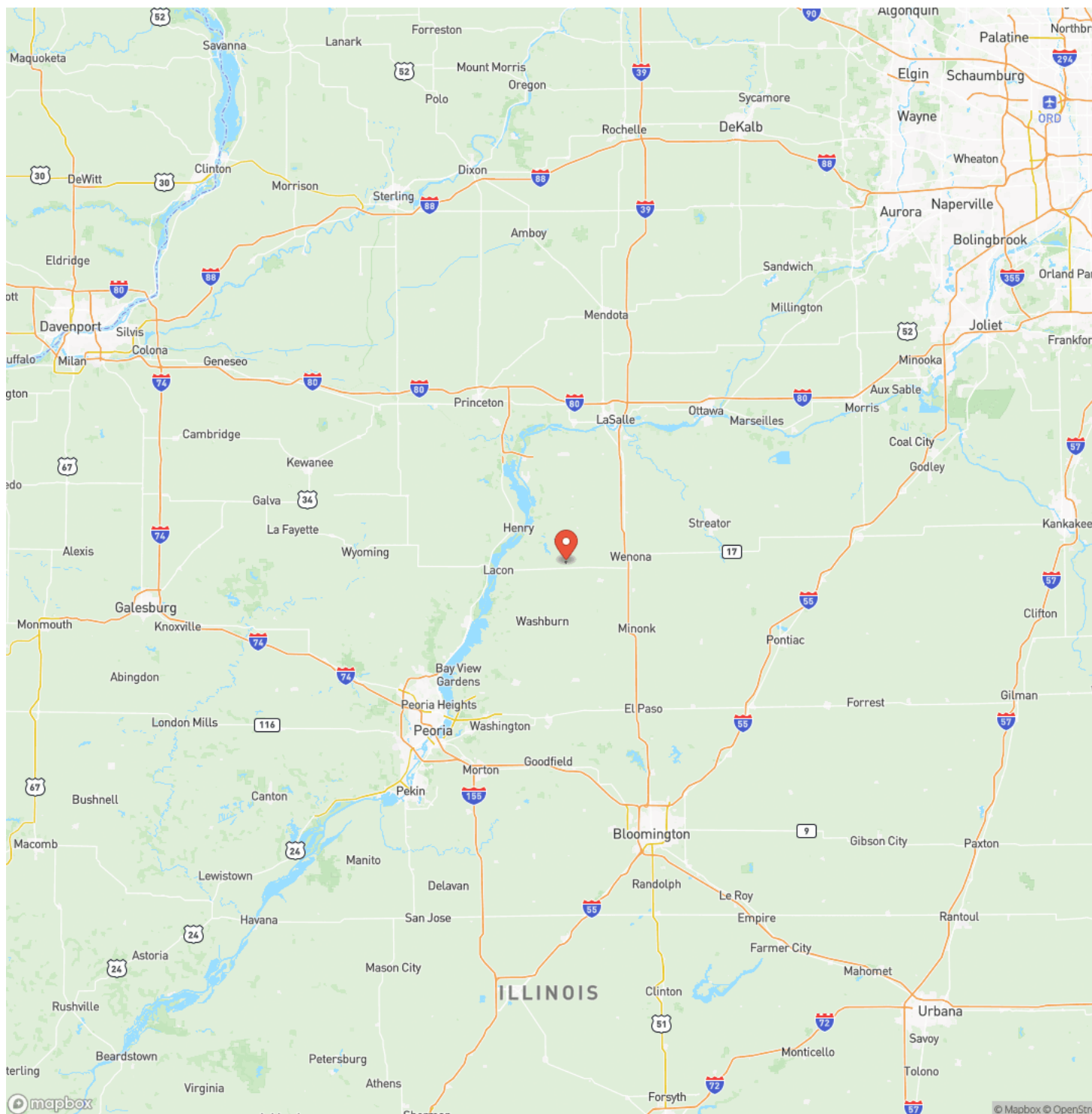




## Locator Map



## Locator Map





## Satellite Map



## Farm House and Shop With Tillable Acreage Varna, IL / Marshall County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brody Elliott

## Mobile

(309) 238-1496

## Email

brody.elliott@arrowheadlandcompany.com

**Address**

City / State / Zip

Bradford, IL 61421

## NOTES

[illegible]

**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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