

221 Acre Family Farm - Clay County, Illinois
Bethel Dr
Xenia, IL 62899

\$2,200,000
221± Acres
Clay County



221 Acre Family Farm - Clay County, Illinois
Xenia, IL / Clay County

SUMMARY

Address

Bethel Dr

City, State Zip

Xenia, IL 62899

County

Clay County

Type

Farms, Recreational Land, Timberland, Hunting Land

Latitude / Longitude

38.73535 / -88.57470

Acreage

221

Price

\$2,200,000

Property Website

<https://indianalandandlifestyle.com/property/221-acre-family-farm-clay-county-illinois-clay-illinois/119336/>



221 Acre Family Farm - Clay County, Illinois Xenia, IL / Clay County

PROPERTY DESCRIPTION

221-Acre Family Farm - Clay County, Illinois Clay County, Illinois | Just West of Louisville

If you have been looking for a **productive farm with income potential, recreational opportunities, and room to expand your current farming operation**, this 221-acre family farm in Clay County, Illinois deserves a close look.

This property offers a great combination of **tillable farmland, timber, and old pasture**, giving you the opportunity to generate agricultural income while also having a place to enjoy the outdoors and hunt.

Property Breakdown

- **221 Total Acres**
- **171.57 Acres of Tillable**
- **21.87 Acres of Wooded**
- **27.56 Acres of Old Pasture**
- **Average Ag Soil PI: 103.98**

The **171.57 acres of tillable ground** provide a strong opportunity for a farmer looking to add quality acres to an existing operation or for an investor looking for a property that can generate agricultural income.

The wooded acreage and old pasture add another valuable element to the property, providing **wildlife habitat and recreational opportunities**, including hunting.

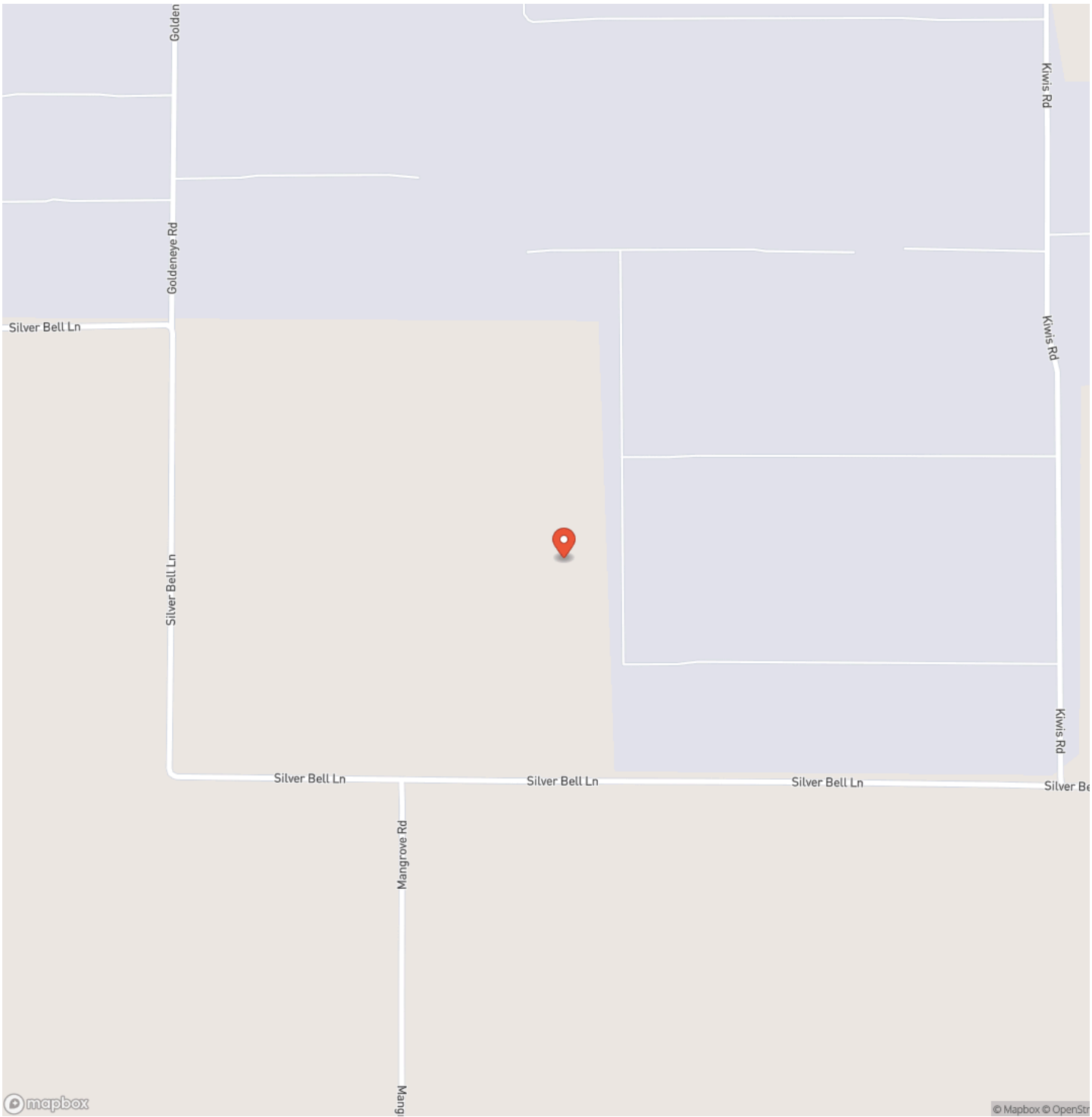
Whether you are looking to purchase a farm to generate income, add additional acres to your existing operation, or find a property where you can farm and enjoy hunting and the outdoors, **this farm gives you the opportunity to do all of it in one property.**

For more information or a private showing, **contact Land Specialist, Travis Boyer, at [618-554-3715](tel:618-554-3715).**

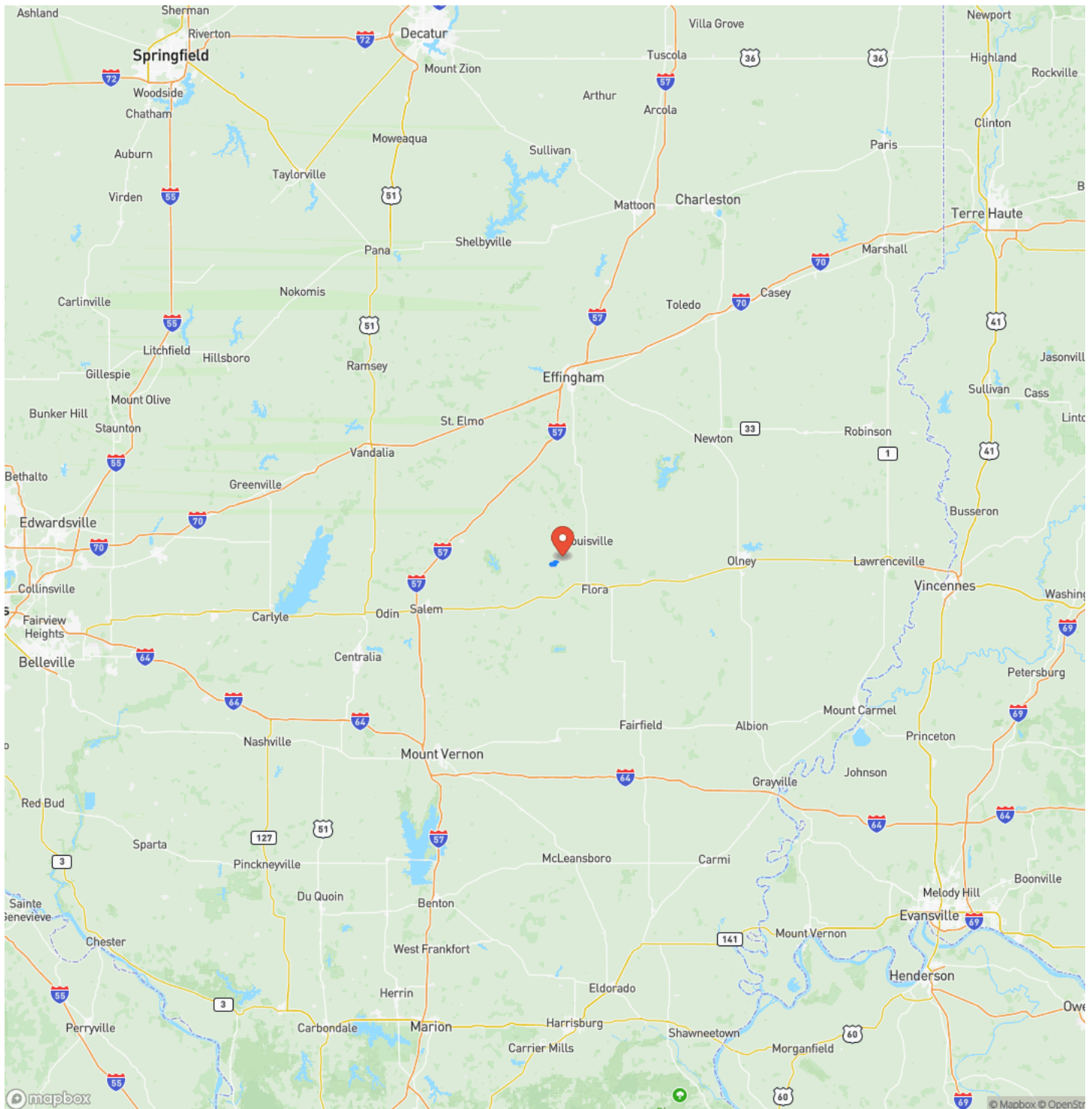
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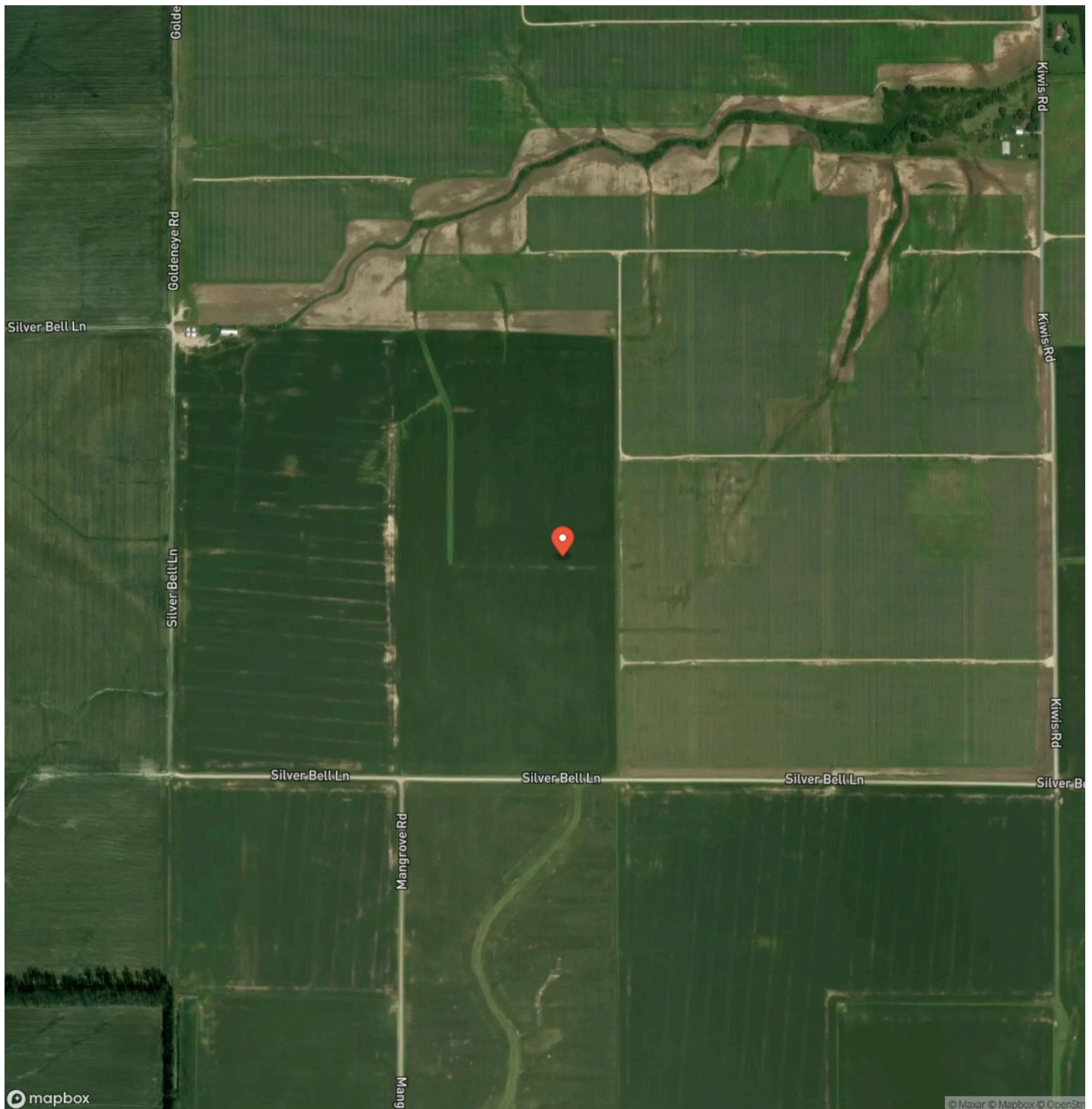
Locator Map



Locator Map



Satellite Map



221 Acre Family Farm - Clay County, Illinois

Xenia, IL / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Boyer

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Address

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City / State / Zip

Olney, IL 62450

NOTES

This image shows a blank 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.

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.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

All information provided is believed to be accurate but is not guaranteed. Acreage, tillable acreage, soil productivity, property boundaries, measurements, road locations, access, and other property information are approximate and should be independently verified by the buyer. Buyers are encouraged to perform their own due diligence and verify all information that is important to them before purchasing. The information regarding farming arrangements with adjoining landowners is subject to negotiation and agreement between the parties and is not guaranteed. Property is subject to prior sale, withdrawal, or change without notice.

Mossy Oak Properties Indiana Land and Lifestyle

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