



For Sale

40 Acres ±



1434 Batterton Rd

Astoria, Illinois



RE/MAX Traders Unlimited Commercial
3622 N. Knoxville Avenue
Peoria, IL 61603
Office: 309-687-5080
Fax: 309-687-5078
www.commercialpeoria.com





40 Acres ±

Timber and pasture ground.

2 Miles south of Astoria.

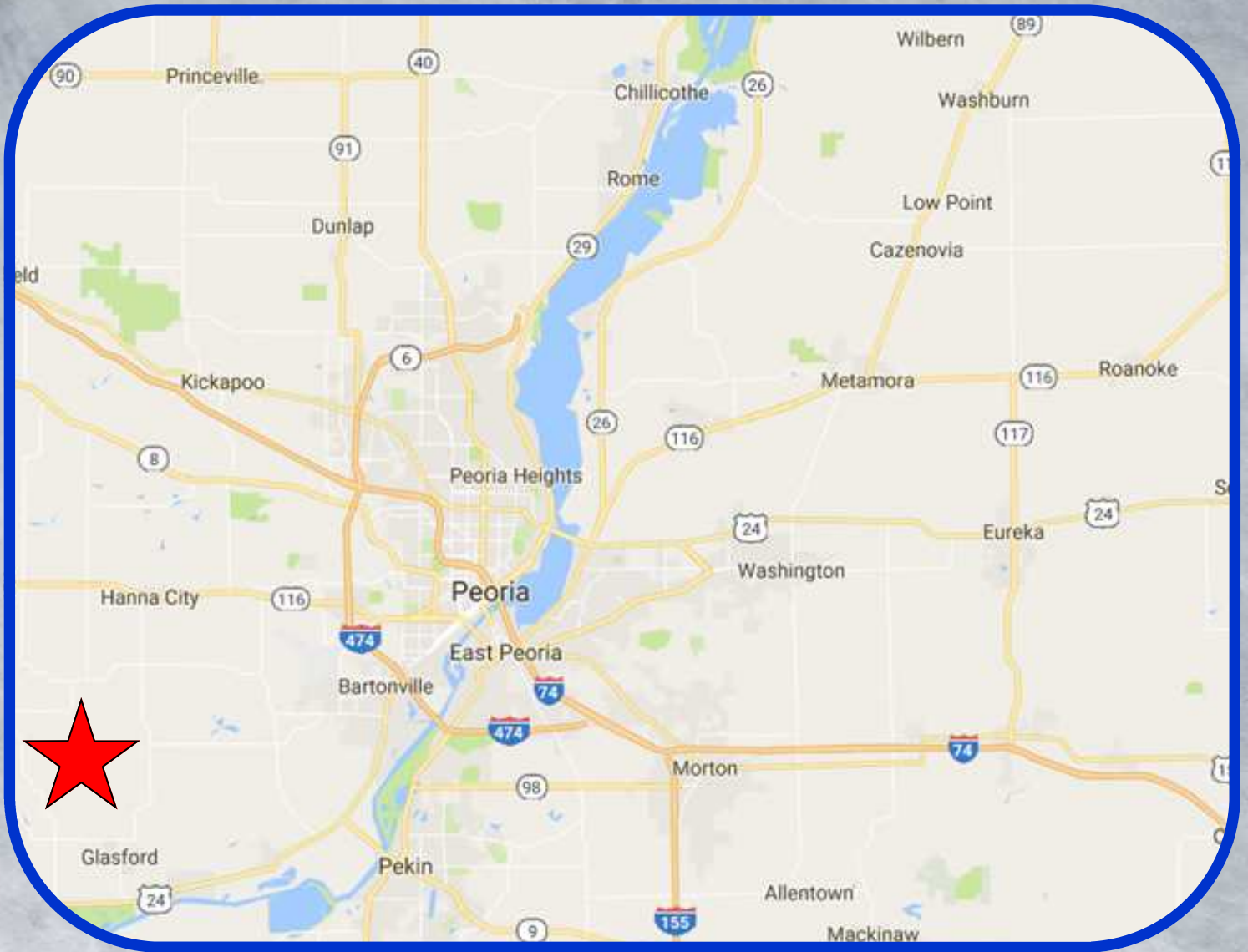
2,590 Sq. Ft. metal building with apartment.

City water.

\$219,000

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COMMERCIAL
Real Estate





MLS #: 7033048	St: ACTIVE	Cat: LAND & FARM PROPERTY	LP: \$219,900
Area: Fairview,Vermont,St.David,Bryant,Cuba,Ipava,Lewistown,Other Fulton Cty			
Addr: 1434 N BATTERTON			
City: Astoria	IL	Zip Code: 61501	Unit #:
County: Fulton			
For Sale: Yes	Invest: No	Lot: 1320x1320	
For Lease: No		Acres: 40.00	Lse Terms:
Lease \$/Acre:		Farm: No	
Ann Taxes: \$1,750.00 / 2016		Zoned: AG	
Parcel ID: 24262630000			
Legal: NE 1/4 W 1/2 SW E 97.56 S 65.60 W			
Near Hwy:		Mi to Hwy: 2	
		Mi to Airport: 40	

Virtual Tour

Directions: Rt 24 to Astoria, north on Batterton

Amps:	Volts:	Fire District Class:
Section:	\$Rent/Tillable Acre:	FSA Farm Num:
Township:	FSA Acres Tillable: 16.00	FSA Cropbase:
Range:	Acres Perm Pasture:	Cropbase Lse: No
Operator:	Other Acres: 24.00	
Principal Meridian:	Seller to Quiet Tenant Farm Rights: No	
40 acre recreational property with 2,590 sqft metal building with small living area. Ideal for deer and turkey hunting. Possible pond locations.		
Sold as-is		
Prop Type Use: Agricultural		
Potential Uses: Recreation		
Land Descr: Level, Ravine, Sloping, Rolling, Wooded		
Location: Rural		
Frntg/Access: Paved 2Lane, Township Road		
Other Access: N/A		
Easmnt/Restr: Unknown		
Util On-Site: Electric, Water		
Options: Other Options		
Water Supply: Municipal		
Sewer: Septic		
Lease Info: Unleased		
Sale Options: Entire Parcel		
Poss Financing: Cash/Conventional	Possession:	At Closing
Showing: Appointment Only, Call LA		
Ownership: Individual		
Avail At LO: Aerial Photo, Other Docs		
Tax Incentive: Other Tax Incentive		
Farm Type: Other Farm Type		
Farm Imprvmt: Shop		
Farm Res: Other Farm Residence		
Original Price: \$199,000	Selling Agent:	Co-Selling Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Selling Agent:	