



MADISON COUNTY, ILLINOIS FARM FOR SALE

HORSE OR SMALL LIVESTOCK FARM ON 29.67± ACRES WITH 2 RESIDENCES GREATER ST. LOUIS AREA

This 29.67± acre property is fully equipped for the horse enthusiast, small livestock farmer, or business opportunist. With all the facilities needed to enjoy and care for many animals, yet situated among modern conveniences and nearby I-55 access, this property is where “country” and “suburban” meet in beautiful harmony.

Facilities include 4 buildings totaling 11,332 total square feet, 10 stalls, 28 box stalls, tack room, potential for an indoor riding arena, dry storage for hay, and 16 separate paddock areas with water service at each. The property also includes two residences – a 1,620 sq ft 3 bed/2 bath prefab home and an additional 1,657 sq ft of living quarters, 2 bed/2 bath with updates throughout. The sky's the limit for the 18 acres of alfalfa/grass mix – a potential build site for more barns or a new home, additional riding area, or even a new pond. There is plenty of space for gardening, and there are even fruit trees on the property!

If you are looking for the serenity of the outdoors, with easy access to the city, this property is for you. To learn more or to schedule a tour, contact the Seller's Agent, Cory Rimbe, at CoryR@Worrell-LandServices.com or 217.248.8516.

To view a property video and larger photos, visit www.Worrell-LandServices.com/horse-farm-greater-st-louis-area.

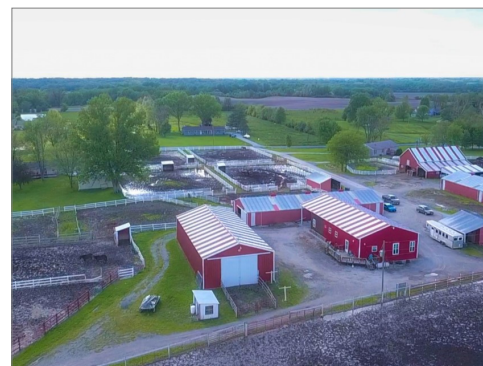
Location: 5090 Old Carpenter, Edwardsville, Illinois 62062

Possession & Terms: Possession at closing. Cash at closing.

Recently Reduced Asking Price: \$690,000



**OPEN HOUSE
SUNDAY, JULY 7
12:00-4:00PM**



Want to learn more or make an offer? Give us a call at 217.248.8516!

Or email the Sellers' Agent, Cory Rimbe, at CoryR@Worrell-LandServices.com

Or stop by Worrell Land Services located at 2240 West Morton Avenue, Jacksonville, IL 62650



This information was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owners or their agents. Mapping data provided by USDA and NRCIS via AgriData. Worrell Land Services, LLC is acting as the seller's designated representative. Managing Broker: Luke Worrell #471.019996.



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Facility Details



Building #1: 2,040 sqft, three 10'x11' stalls, dry storage for hay in loft
 Building #2: 36'x80' (2,916 sqft), constructed in 2007, fourteen 10'x11' box stalls, two 11'x22' stalls, 12'x12' tack room
 Building #3: 36'x106' (3,816 sqft), constructed in 1975, fourteen 10'x11' box stalls
 Building #4: 36'x70' (2,560 sqft), constructed in 2008, 14' eaves, five 11'x16' stalls, indoor riding area potential
 16 Separate Paddocks: Most have shelters for winter, water service at each paddock

Summary of Residences



Primary Residence: 1,620 sqft prefab home with crawl space, 3 bedrooms/2 bathrooms, 2 car attached garage, recently repainted in a neutral color palate, air conditioner replaced in 2016, furnace replaced in 2015, septic aeration with alarm system, roof replaced in 2009.



Secondary Residence: Built to code under metal building, 1,657 sqft, 2 bedrooms/2 bathrooms, colors and features consistent with the "in" farmhouse look, furnace replaced in 2015, air conditioner replaced in 2016, appliances bought new in 2016 (negotiable), 2 hot water heaters, commercial ice maker.

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