

**Sale Name:** Washington County IL 40+- Acres / Tillable Farm Income / 2886A

**LOT 1 - Tract 1**



**Description**

- 37.85 acres FSA tillable lays gently sloping; good soil types.
- Located SW of Nashville IL in Section 26, Township 2 South Range 3 West.
- Partial tax #10-12 -26-200-02; 2022 property taxes \$676.26.
- Physical address: 7557 Black Diamond Road, Nashville IL 62263.
- A marvelous 40 acres to add to your portfolio or for first time buyers. This is an excellent opportunity to invest in 40 acres of Illinois farmland that is mostly tillable with a good annual return on your investment. **Land is historically one of the most reliable investments in America.**
- Presently has an excellent farmer managing the property and has done so for several for years.
- Farm income and real estate taxes will be prorated to the date of closing.

**Quantity:** 1



<https://www.buyafarm.land/>