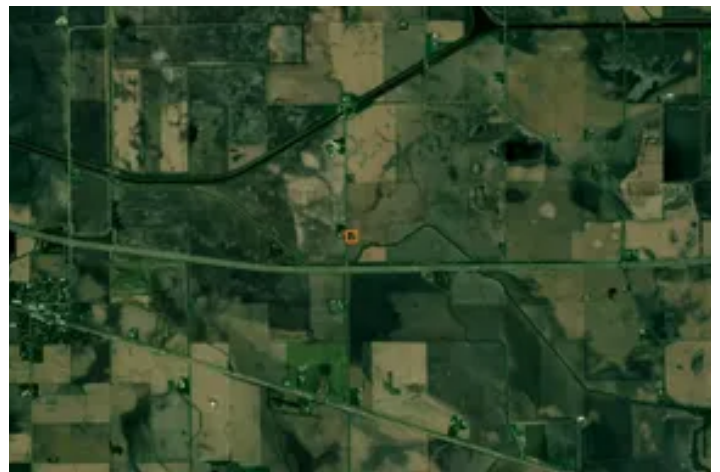
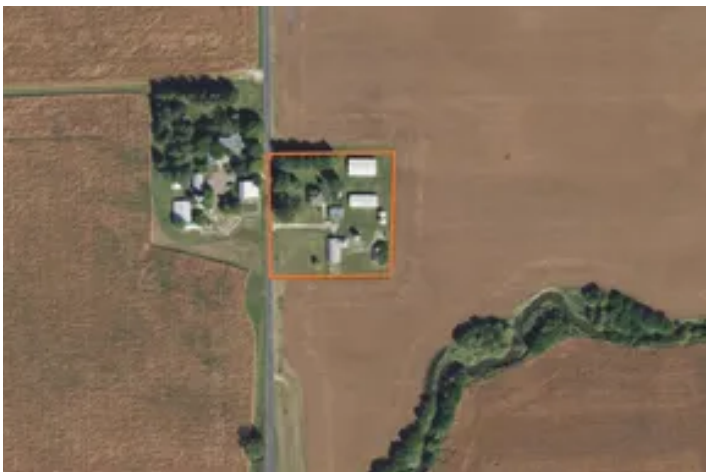


**Bureau County, Illinois 3 Acres With Home For Sale**  
16716 300 East St.  
Sheffield, IL 61361

**\$325,000**  
3± Acres  
Bureau County





**Bureau County, Illinois 3 Acres With Home For Sale  
Sheffield, IL / Bureau County**

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**SUMMARY**

**Address**

16716 300 East St.

**City, State Zip**

Sheffield, IL 61361

**County**

Bureau County

**Type**

Residential Property, Recreational Land

**Latitude / Longitude**

41.389189 / -89.799361

**Dwelling Square Feet**

3000

**Bedrooms / Bathrooms**

4 / 1.5

**Acreage**

3

**Price**

\$325,000

**Property Website**

<https://landguys.com/property/bureau-county-illinois-3-acres-with-home-for-sale-bureau-illinois/76084/>



## Bureau County, Illinois 3 Acres With Home For Sale Sheffield, IL / Bureau County

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### **PROPERTY DESCRIPTION**

**(PRICE REDUCED)**-If you've been thinking about moving to the country, then check out this 4BR/1.5 BA farm house for sale in rural Bureau Co, IL. Situated on 3 acres and surrounded by mature trees, this house has lots of breathing room with extra outbuildings for storage or tinkering hobbies. Included on the property are 2 small grain bins and a silo that are no longer in use but could be re-used with a little creativity. I have seen these grain bins turned into guest cottages and children's playhouses.

Built between 1900-1915, the approximately 3,000 sq ft house is full of character! The french doors and original woodwork throughout the house are exceptionally beautiful! The house has two porches.. Watch the sunset on the enclosed porch that faces the west or relax in the pure country air on the south facing porch. Have a sense of security with the installed Generac home generator. Many updates include new septic system in 2009, new well in 2005, new electrical box in 2005, new roof and gutters in 2022. The new furnace was installed in 2009 and has been well maintained by the installer. The house is also equipped with a central air cooling system. This house is extremely well built with irreplaceable character and plenty of outdoor living!

Contact listing broker, Nathan Cumpton ([nathan@landguys.com](mailto:nathan@landguys.com)) for more information or a private showing.

### **KEY FEATURES**

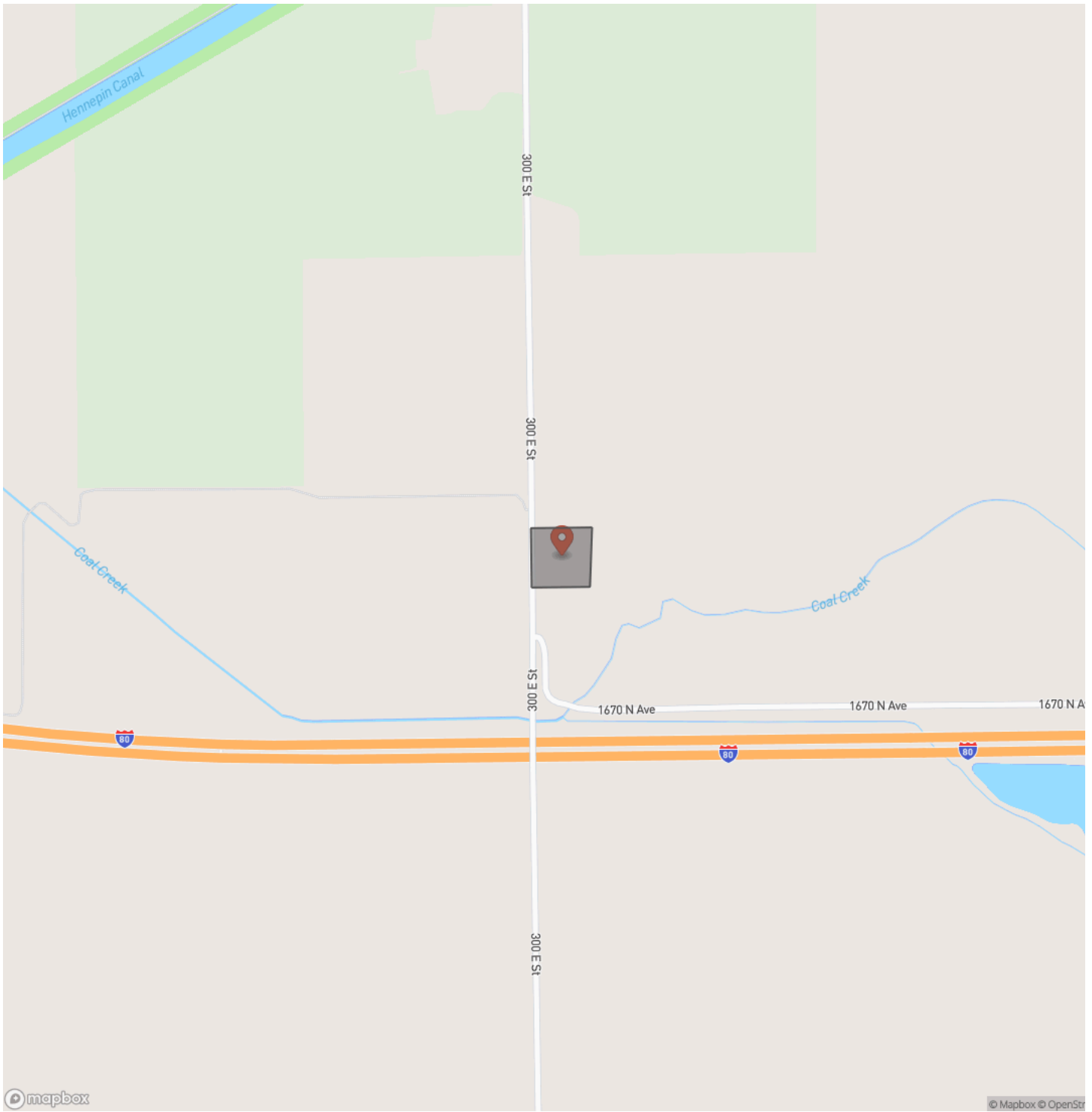
- Farmhouse on 3 acres
- Several Outbuildings
- Beautiful Mature Trees
- Original Woodwork
- Generac Home Generator
- Many other updates including septic system, well, electrical



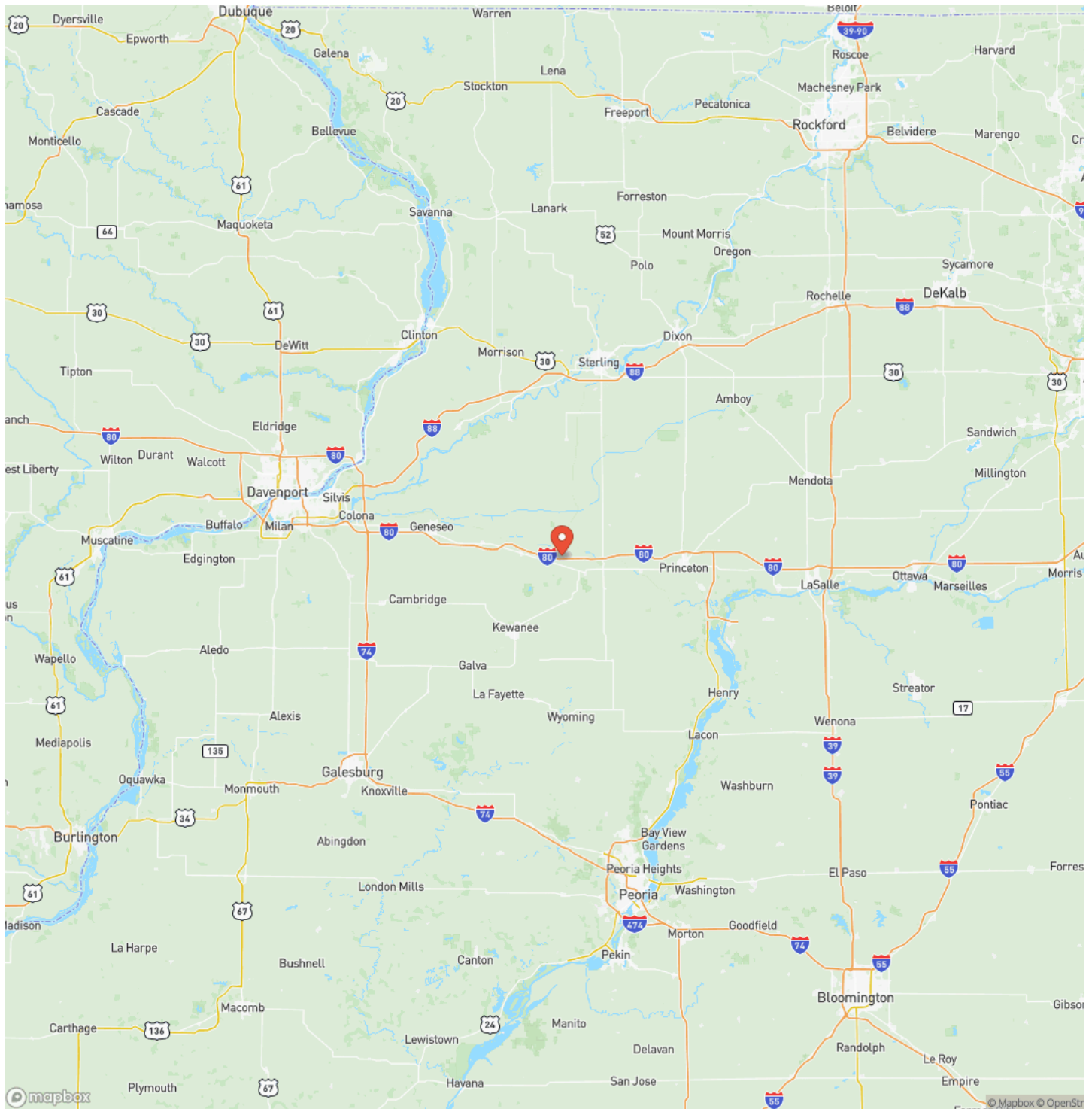
**Bureau County, Illinois 3 Acres With Home For Sale  
Sheffield, IL / Bureau County**



## Locator Map



## Locator Map

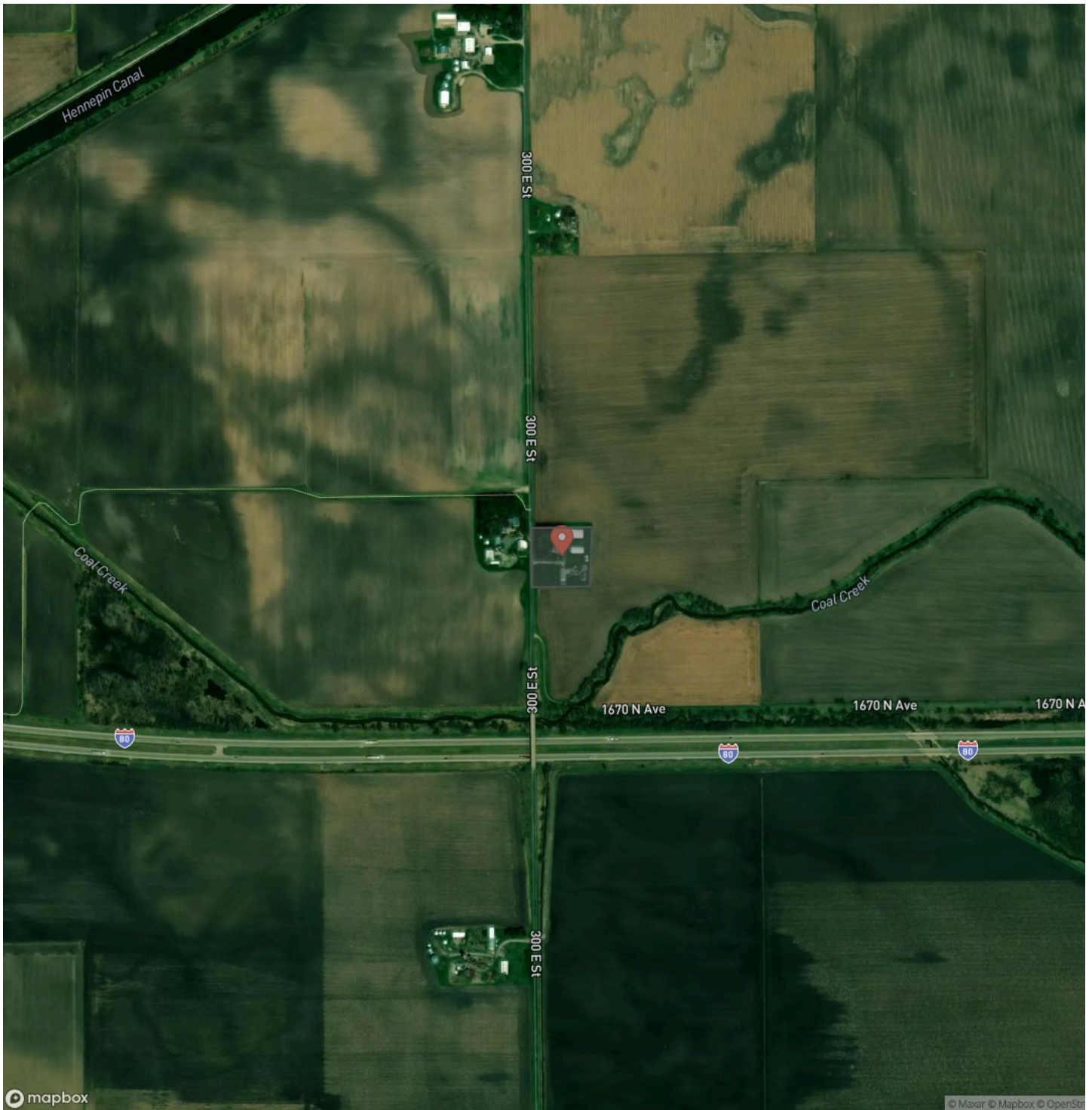


**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)



## Satellite Map









## **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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