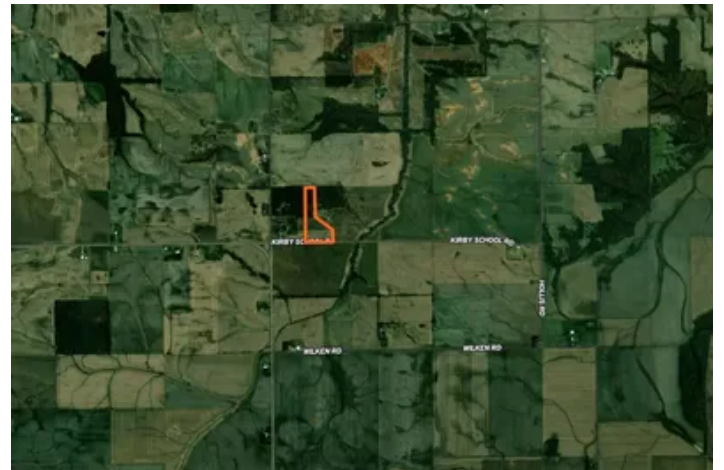
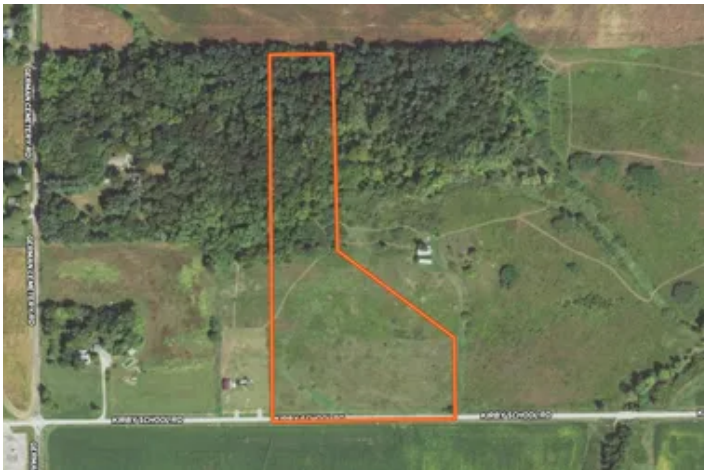


Menard County, Illinois 11.5 Acres For Sale
00 Kirby School Rd
Petersburg, IL 62675

\$69,000
11.500± Acres
Menard County



Menard County, Illinois 11.5 Acres For Sale
Petersburg, IL / Menard County

SUMMARY

Address

00 Kirby School Rd

City, State Zip

Petersburg, IL 62675

County

Menard County

Type

Recreational Land, Lot

Latitude / Longitude

40.107266 / -89.87162

Acreage

11.500

Price

\$69,000

Property Website

<https://landguys.com/property/menard-county-illinois-11-5-acres-for-sale-menard-illinois/76083/>



Menard County, Illinois 11.5 Acres For Sale

Petersburg, IL / Menard County

PROPERTY DESCRIPTION

This is a great opportunity for anyone looking to expand their farming operation in Menard County, IL. This property sits just East of Oakford, Illinois and offers a great location to put in a pole barn or equipment shed, office, and farming headquarters. There is electricity along Kirby School Road, and the irrigation pivots on tillable ground in the area suggests that drilling for a well would not be that difficult. If you have been looking for that special small acreage tract to build a shop space for your farming operation this is a great opportunity.

There is a possibility that the zoning rules in this county maybe changed, and if that happened this would also make a great location for a dream home. There was abundant deer sign on this small parcel making it ideal for a quick deer hunt after a long day's work.

KEY FEATURES

- Approximately 650 feet of Road frontage
- Unique 11.5 acres being offered near Oakford Il.
- Approximately 6 acres of tillable and CRP.
- Electricity available at the road.
- Irrigation units in the area suggest good water in the area for a future well.
- Great little property setup perfectly to harvest deer and turkey.
- Property is located just east of Oakford, IL.
- Current agricultural income allows this parcel to be split without a zoning variance.
- Buildings for Agricultural use will be allowed to be built.
- Future zoning changes may allow for a potential homesite.

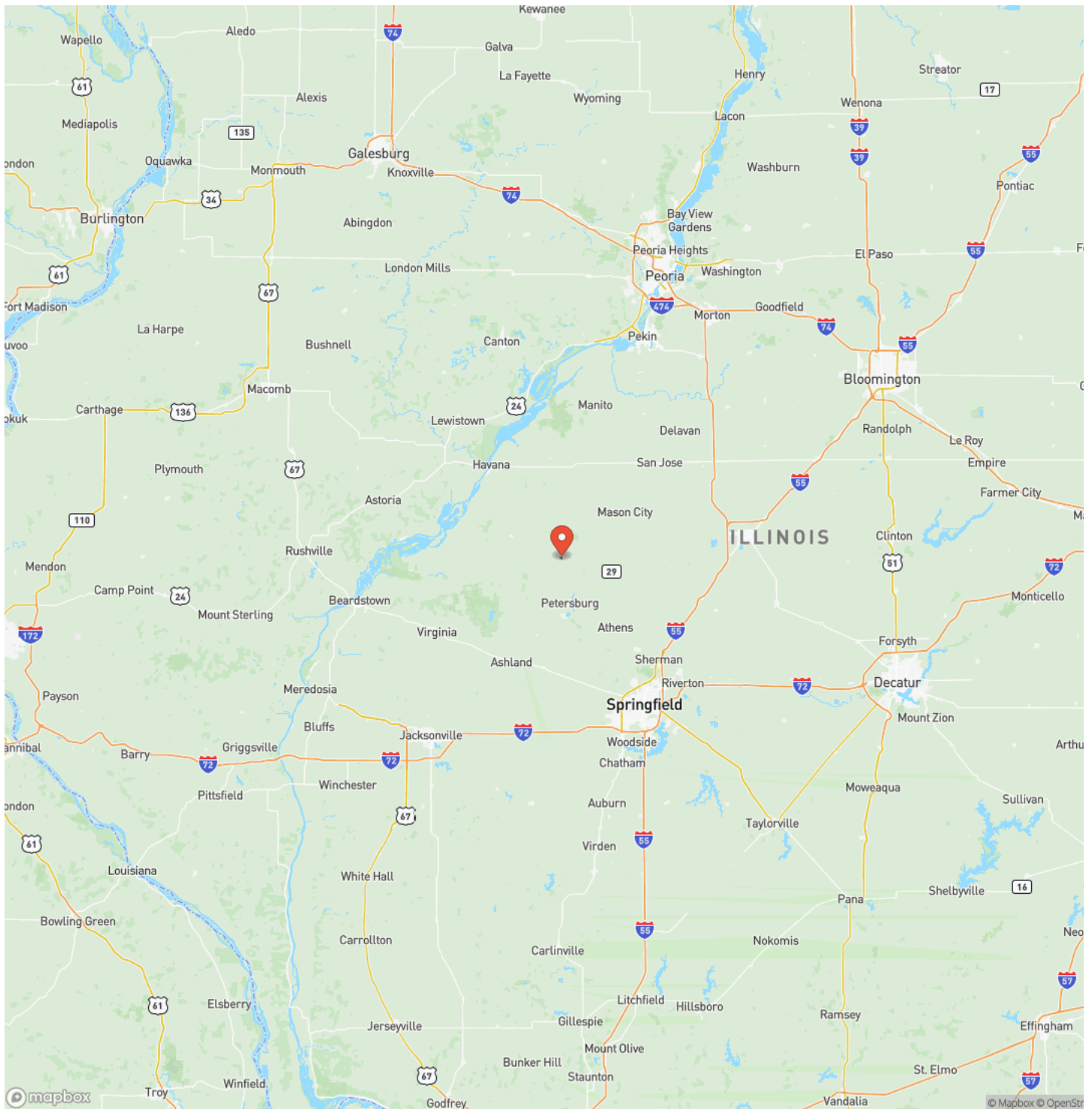
Menard County, Illinois 11.5 Acres For Sale
Petersburg, IL / Menard County



Locator Map



Locator Map



MORE INFO ONLINE:

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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