

Sangamon County, IL 40 Acres of Land For Sale
0000 Salisbury Cemetery Rd
Pleasant Plains, IL 62677

\$490,200
40± Acres
Sangamon County



Sangamon County, IL 40 Acres of Land For Sale Pleasant Plains, IL / Sangamon County

SUMMARY

Address

0000 Salisbury Cemetery Rd

City, State Zip

Pleasant Plains, IL 62677

County

Sangamon County

Type

Recreational Land, Farms

Latitude / Longitude

39.896199 / -89.792894

Acreage

40

Price

\$490,200

Property Website

<https://landguys.com/property/sangamon-county-il-40-acres-of-land-for-sale-sangamon-illinois/76140/>



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PROPERTY DESCRIPTION

This 40-acre parcel located just west of Springfield, IL, in the Pleasant Plains School District, offers a variety of possibilities to suit your needs!

With plenty of space for row-crops and hunting (currently in use), this land also presents the perfect opportunity to build your dream home, enjoy recreational activities, or raise livestock. The property features 32 acres of tillable ground, complemented by a balance of mature trees, including some beautiful walnut trees. Secluded back fields add to the privacy and tranquility, while the west side offers the potential for a small pond.

With its natural beauty, minimal neighboring properties, and abundant opportunities, this is a stunning location for a future home or just a peaceful retreat.

INCOME:

TILLABLE: 32.8 Acres @ \$300/acre (\$9,840/year)

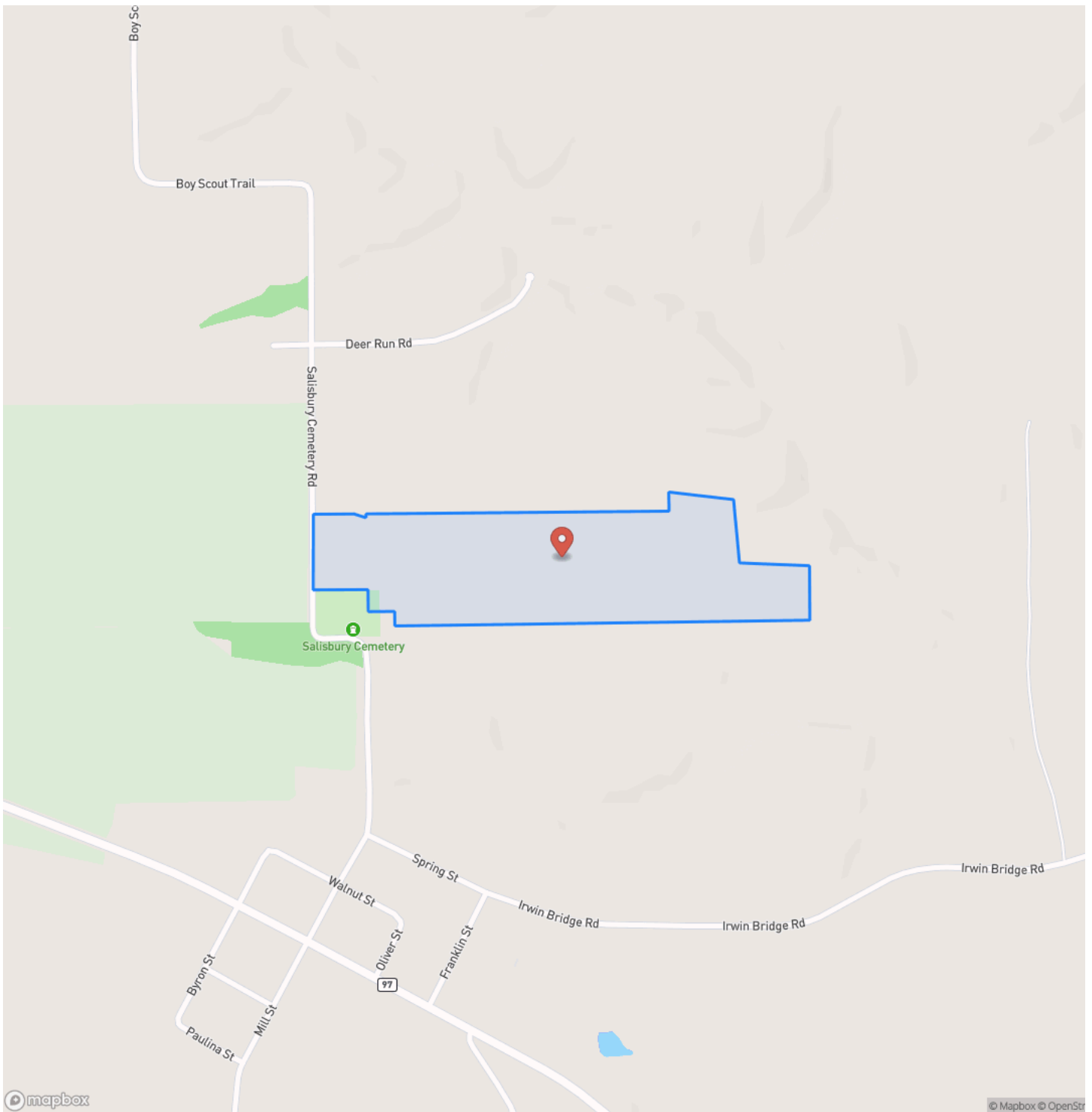
KEY FEATURES

- 40.85 Total Acres
- Pleasant Plains Schools
- North of Salisbury, IL
- 32.8 Acres Tillable. \$300/ac (\$9,840/year)
- 115.8 PI
- \$1,124.16 taxes
- Curran Gardner Water 8" main on west side of road.
- Electric at the road

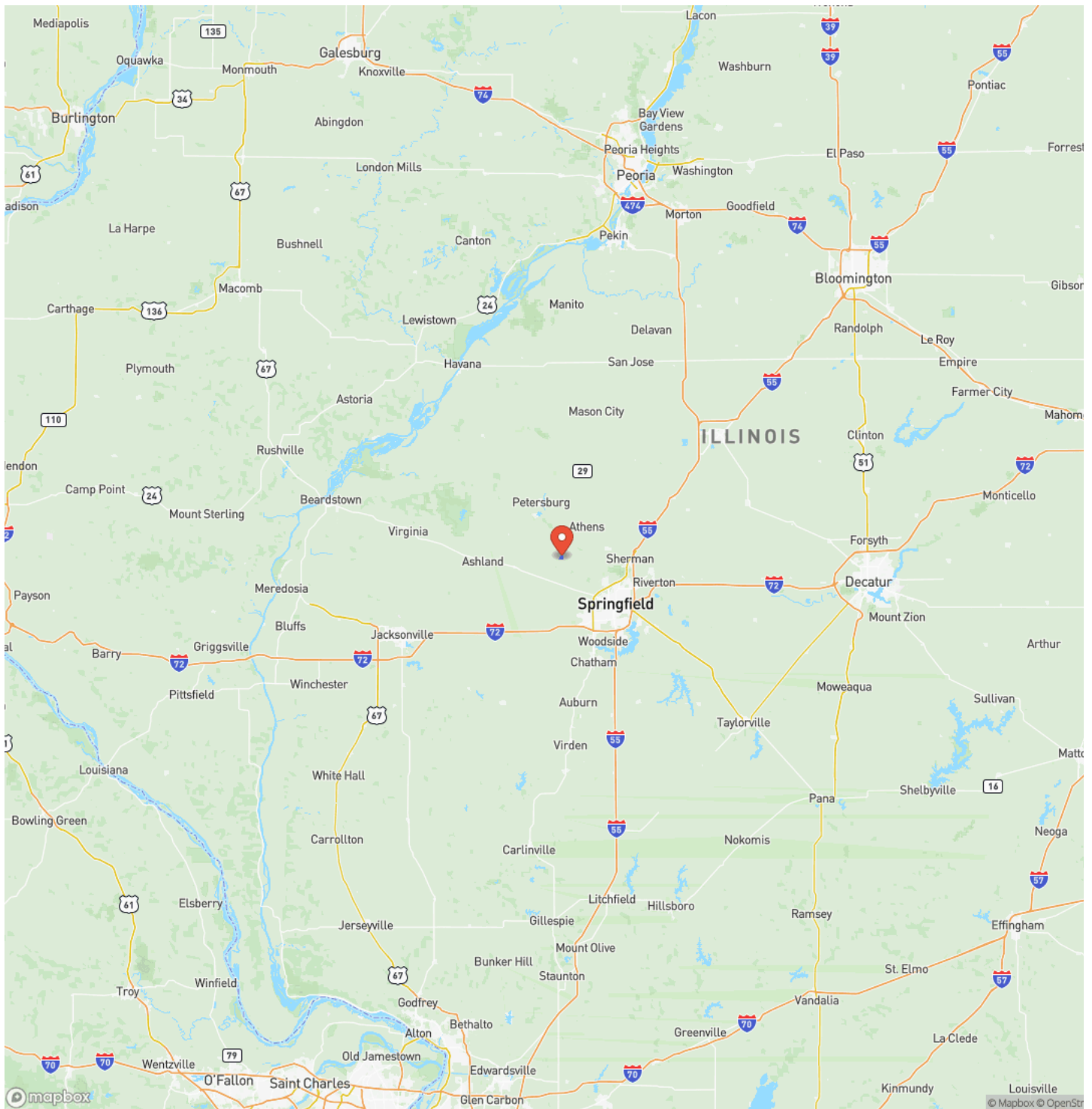
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Pleasant Plains, IL / Sangamon County



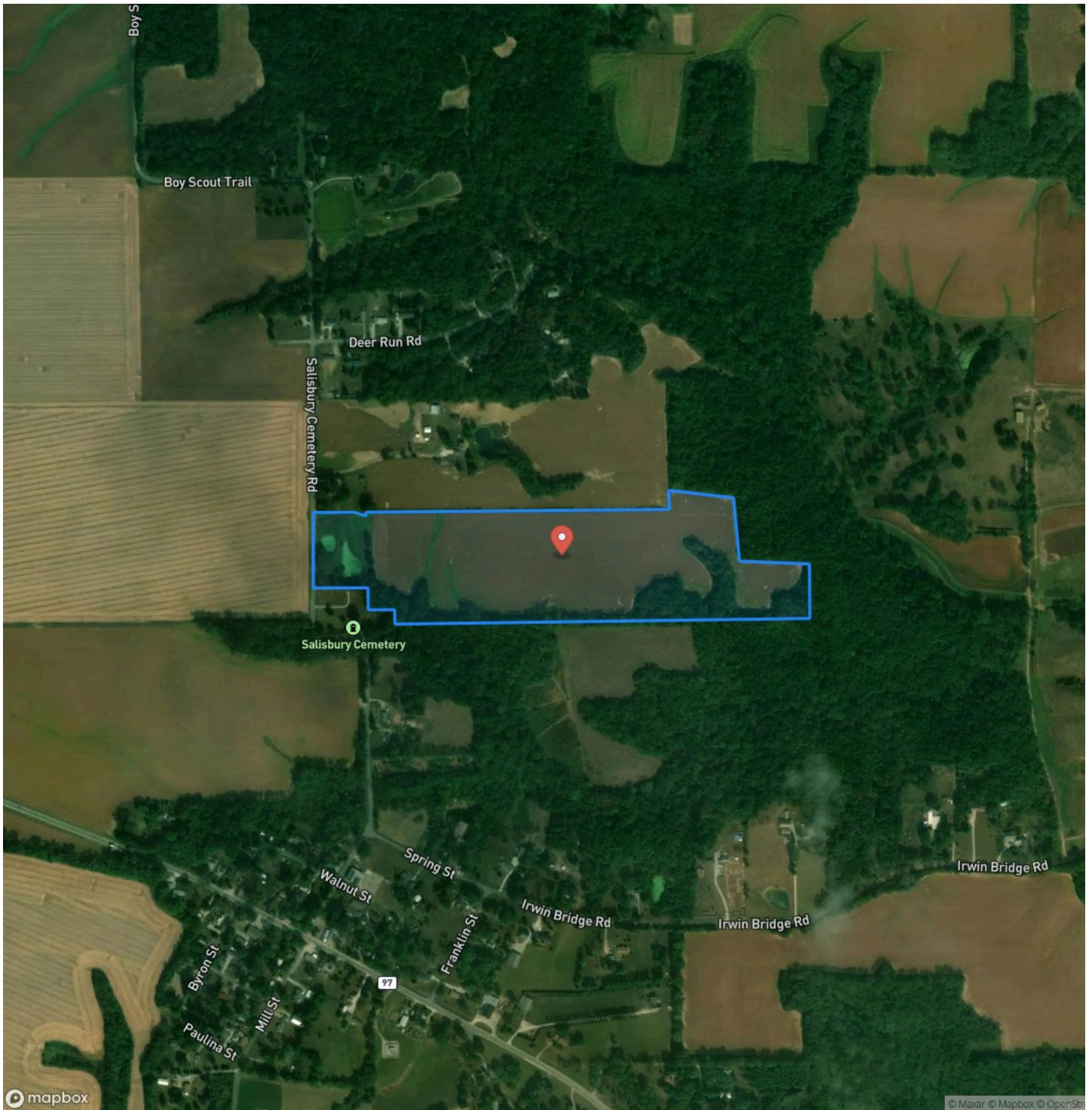
Locator Map



Locator Map



Satellite Map



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Pleasant Plains, IL / Sangamon County

LISTING REPRESENTATIVE
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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.

LandGuys
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