

# Kimmons Small Acreage Macon County, Illinois



**10.01 Surveyed Acres**

**Located in Section 27 of  
Austin Township**

**Listing Price: \$11,000/ Acre**

**Class A Soils Consisting of:  
Elburn, Thorp and Sable.**

**Soil Productivity Index of 135.5**

## **Location:**

**1 mile west of Warrensburg on  
Route 121, Then north on Kenney  
Road for 3 miles. Located on east  
side of the road.**

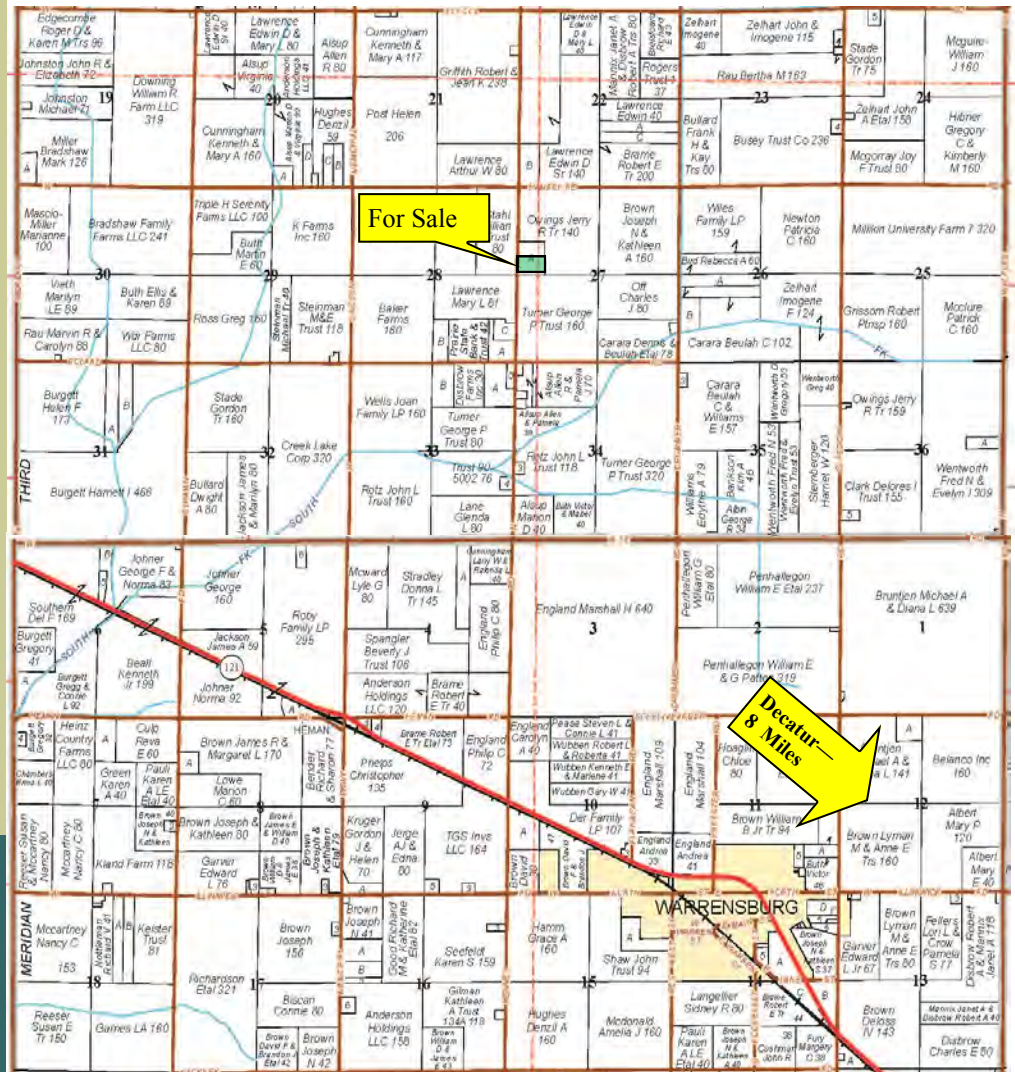
**10 minutes from Decatur.**

## **Brief Summary of Terms:**

10% down payment, 30 day closing.  
Possession granted at closing .  
Any unpaid real estate taxes to be paid  
by Seller via credit at closing. All future  
real estate taxes to be paid by the  
Buyer. Subject to 2016 cash rent lease.  
Tenancy will be open for 2017.

Part of **AUSTIN**

**T.18N.-R.1E.**



**T.17N.-R.1E.**

Part of **ILLINI**

**Contact us for questions or to request a complete brochure.**

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