



70.59 Tillable Acres + Outstanding Recreational Value



49.4 Acres in CRP Generate \$6,363 Annually



45x70 Morton-style Shed; Concrete Floors & Electricity



2240 West Morton Avenue, Jacksonville, IL 62650



FARMLAND FOR SALE!

BOSTON FARM



**208.27 Acres
Macoupin County, Illinois**

**Central Illinois' Land Connection
Since 1995**

BOSTON FARM - 208.27 acres in Macoupin County, Illinois

The Boston Farm is a great opportunity to own an extremely diverse 208.27 acre parcel in Northwest Macoupin County, just off the Hettick-Scottville Blacktop. A nature lover's dream, this farm has plenty of income-production to accompany its many recreational opportunities; 70.59 acres are tillable, 49.4 acres are in CRP and generate \$6,363 annually. The farm is improved with a newer 45x70 Morton-style shed with concrete floors and electricity. The current hunting lease expires in January 2016. Tillable acreage will be open for the 2016 growing season.

Location

Northwest Macoupin County; 5 miles southwest of Palmyra, 3 miles east of the Greene County line

Acreage

208.27 taxable acres; 70.59 tillable, 49.4 CRP

Minerals

Minerals are intact

Topography

Level to rolling

Soils

Primarily Rozetta and Keomah

Taxes

\$1,557.06

Productivity Index

110.8

Possession

Upon closing, subject to removal of 2015 crops.

Terms

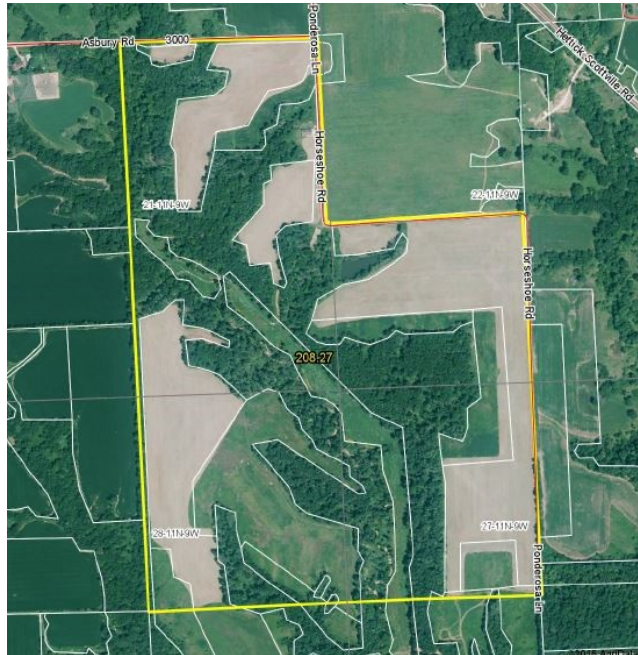
Cash at closing

Price

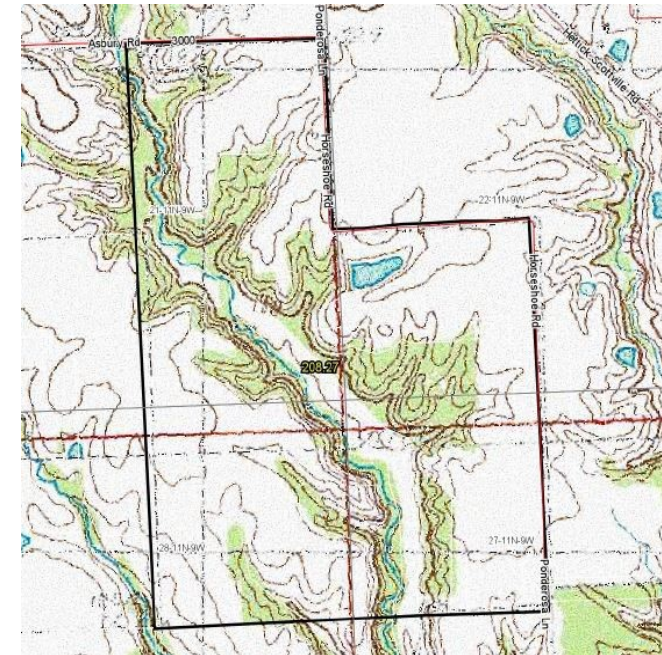
\$4,400 per acre

The information contained herein is believed to be accurate, however, it is subject to verification and no liability for errors or omissions is assumed. Seller reserves the right to reject any and all bids or offers. All inquiries, inspection appointments and offers should be directed to Worrell Land Services, LLC.

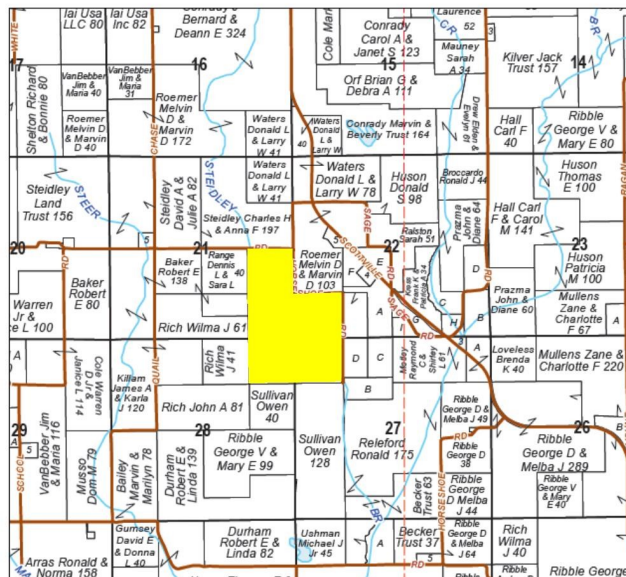
Aerial Map



Topography Map



Sections 21, 22, 27 & 28,
Township 11, Range 9



Agency Notice

Luke Worrell, Broker, is the seller's designated agent. To offer a contract to purchase or for more information, contact:



2240 West Morton Avenue

Jacksonville, IL 62650

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