



MACOUPIN COUNTY, ILLINOIS LAND FOR SALE

HUNTING + 58% INCOME-PRODUCING

A beautifully diverse property that provides the best of many worlds! This 208.27 acre farm is tucked away in a great recreational area that provides excellent hunting and recreational opportunities. Mature woodland, a creek and pond are all on site. The parcel also features a nice 45x70 foot Morton-style shed with concrete floors and electricity.

Many of the 83.99 tillable acres have recently been improved with dozer and dry dam work. The farm contains 36 acres of CRP. 26.10 acres of CRP expire in September 2018 and could be converted back to farmland as they adjoin a large tillable field. The remaining 9.9 CRP acres earn \$253.64/acre through 2023, generating annual income of \$2,511.04.

This is a rare chance to own a farm that provides steady income along with the seclusion and natural habitat any nature enthusiast or hunter would desire. Call for more details!

Location: Northwest corner of Macoupin County, Illinois. 5 miles Southwest of Palmyra and 3 miles East of the Greene County Line. Approximately 20 minutes from Carlinville, 40 minutes from Jacksonville and 60 minutes from Springfield. Sections 21, 22, 27 & 28, Township 11, Range 9.

Acreage: 208.27 taxable acres; 83.99 tillable, 36 CRP

Taxes: \$1,892.66

Minerals: In tact

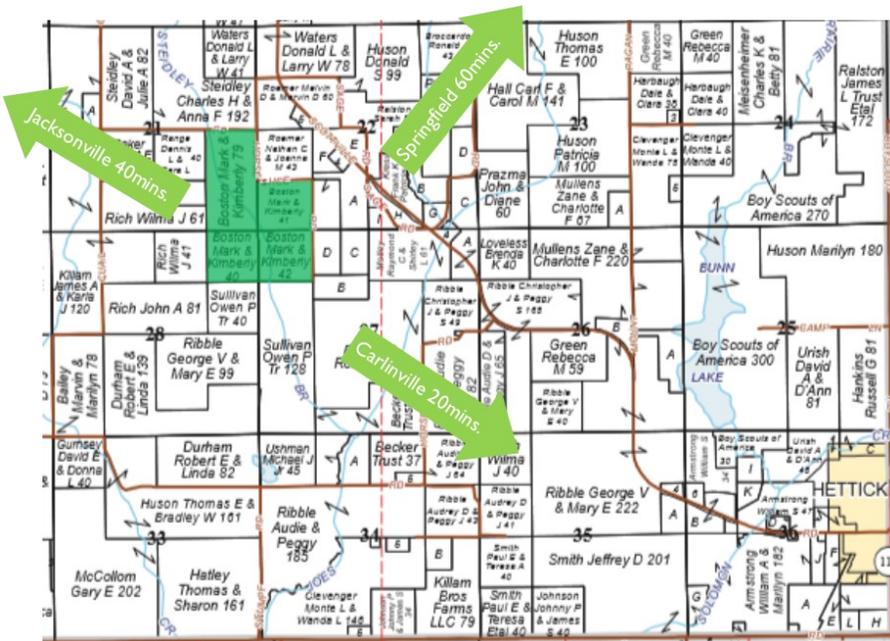
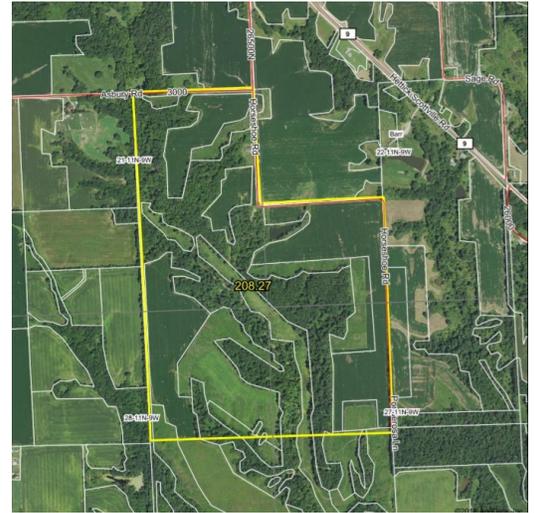
Topography: Level to rolling

Soils: Rozetta, Bunkum-Atlas, Hickory, Keomah, Elco

Productivity Index: 107.8

Possession/Terms: Possession after 2018 harvest. Property is free of hunting and tenant's rights upon closing. Cash at closing.

Asking Price: \$4,300/Acre



For more information, visit www.Worrell-LandServices.com or call us at 217.245.1618



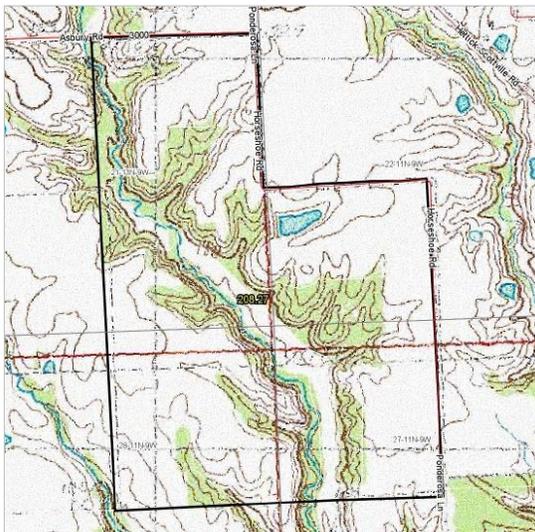
CRP Acreage



Soils Information



Topography Map



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
279B	Rozetta silt loam, 2-5% slopes	48.96	58.3%	119
897C2	Bunkum-Atlas silt loams, 5-10% slopes, eroded	13.27	15.8%	94
8F2	Hickory silt loam, 18-35% slopes, eroded	8.06	9.6%	61
17A	Keomah silt loam, 0-2% slopes	7.08	8.4%	119
119C2	Elco silt loam, 5-10% slopes, eroded	2.79	3.3%	104
897D2	Bunkum-Atlas silt loams, 10-18% slopes, eroded	2.10	2.5%	87
119D2	Elco silt loam, 10-18% slopes, eroded	1.73	2.1%	100
Weighted Productivity Index Average				107.8

Information was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owners or their agents. Worrell Land Services, LLC is acting as the sellers' designated representative for Mark and Kim Boston. Managing Broker: Allan Worrell #481.012275. Soils data provided by USDA and NRCS via AgriData.



Want to learn more or schedule a showing?

Call 217.245.1618 or email the Sellers' Agent, Luke Worrell (LukeW@Worrell-LandServices.com)