

# SCHUYLER COUNTY, ILLINOIS

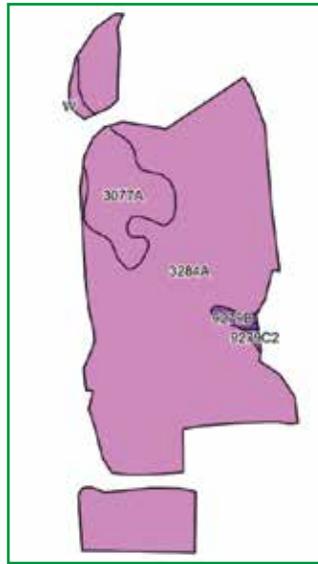


# LAND FOR SALE

296± Acres | Class A Farmland Plus Recreational

## An excellent and sizeable tract of land 5 miles West of Rushville in Southwestern Schuyler County.

A strong producer, there are 218.27± tillable acres that carry a Class A Productivity Index Rating of 134.80. Levee protection is available for 186± of the tillable acres. The Eastern 60± acres of tillable farmland is pattern tiled with two mains leading West to a pump house. The pump house has a 4-cylinder John Deere motor with 16-inch pipe capable of pumping 8,000 gallons a minute. The farm has some attractive recreational components as well with abundant water and field edge, appealing to a variety of wildlife. There are also approximately 11 acres currently used for hay. The farm is open of any farming or hunting leases upon the conclusion of the 2023 harvest.



### Property Details

**Property Location:** 4 miles Southeast of Camden, 5 miles West of Rushville in Schuyler County, Illinois S36-T2N-R3W and S1-T1N-R3W off of Greenleaf Lane slightly North of Scotts Mill Road/County Highway 13.

**Acreeage:** 296± taxable acres, 218.27± USDA tillable acres, 32.49± wooded acres and 11± hay acres

**Access:** From Greenleaf Lane

**Productivity Index Rating:** 134.80

**Primary Soil Types:** Tice and Huntsville Silty Clay Loams

**Topography:** Slightly Rolling to Level

**Parcel Numbers:** 06-36-200-002, 06-36-400-001, 06-36-400-002, 06-36-400-003, 12-01-200-001

**2022 Real Estate Taxes (Payable 2023):** \$9,041.04

**Tenancy:** Open upon completion of 2023 harvest.

#### Possession & Terms

**Summary:** Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing.

**Asking Price:** \$7,400 per acre



Code	Soil Description	Acres	% of Field	ICPI*
3284A	Tice silty clay loam, 0-2% slopes	191.61	87.8%	134
3077A	Huntsville silt loam, 0-2% slopes	24.20	11.1%	143
9279B	Rozetta silt loam, 2-5% slopes	1.57	0.7%	120
9279C2	Rozetta silt loam, 5-10% slopes	0.89	0.4%	120

\*Illinois Crop Productivity Index  
**Weighted Productivity Index Average 134.8**



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**Contact Us**  
with Questions  
or to Make  
an Offer!





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. Boundaries on maps and photos are approximate. Worrell Land Services, LLC is acting as the seller's agent.

Additional details, maps, and photos are available online at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)

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represented by

**Land Sales & Auctions • Farm Management • Land Appraisals**



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