



GREENE COUNTY, ILLINOIS LAND FOR SALE

168.1 TAXABLE ACRES

- 85% income-producing acres (cropped & CRP)
- 135.1 Productivity Index rating
- Class A soil types



80± ACRES

- 77% income-producing acres
- 56 HEL tillable acres carry a 111.8 PI
- Road access



37.25± ACRES

- 89% tillable, 33.29 acres tillable NHEL
- 118 Productivity Index rating
- Road access



Chappee Trust Farm Location:
Southern Greene County, approx. 4 miles Southeast of Carrollton and approx. 3 miles North of Kane and the Jersey County Line. Two miles West of Providence Road and 3 miles East of Route 67.

Look inside for more info or online at
www.Worrell-LandServices.com



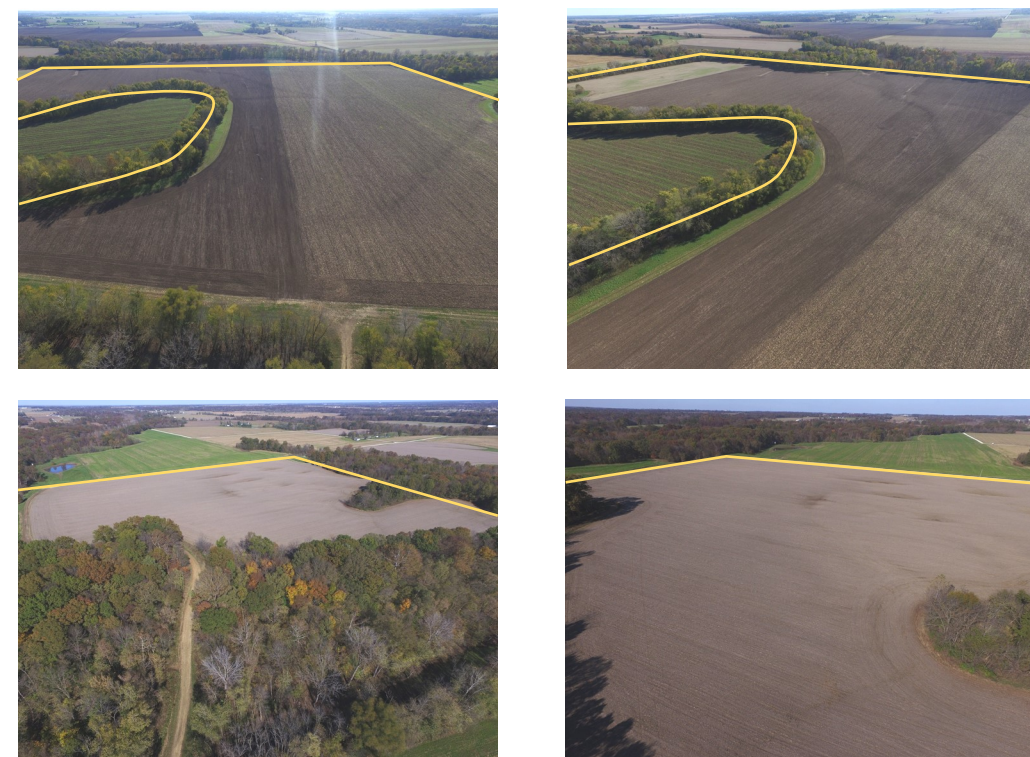
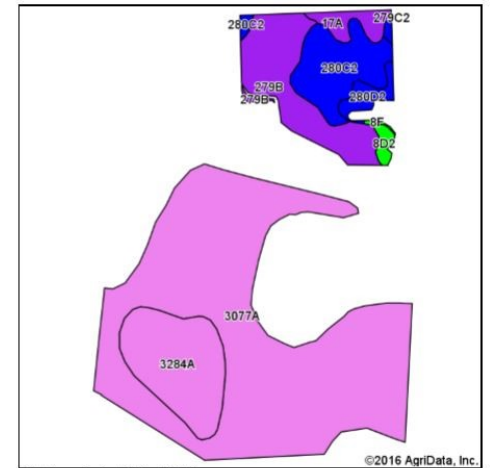
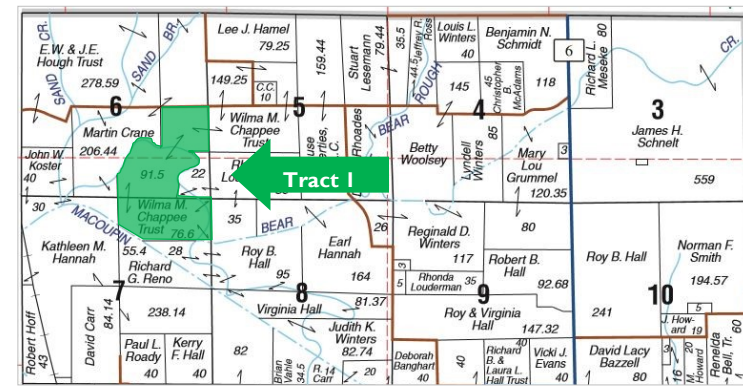
GREENE COUNTY, ILLINOIS LAND FOR SALE

TRACT I • 168.1 TAXABLE ACRES

This is an excellent income-producing farm in Southern Greene County, Illinois. Eighty-five percent of its acres generate income; 127.51 acres are tillable and 15 acres are enrolled in a CRP program. The CRP program runs through 2022 and generates \$3,258 annually. The farmed acreage carries a very strong Productivity Index rating of 135. A majority of the farming acreage sits in the creek bottoms which contain the "Class A" loams of Huntsville and Tice. The farm has easy access to the bottoms using a lane that runs South off of the North 40 acres. It is enrolled in the ARC-County Farm Program.

The farm is currently operated on a 50/50 crop share lease. 2017 tenancy is possible with reimbursement of 2017 cropping expenses. Expenses are available upon request. Taxes are \$4,259.36 per year.

Asking Price: \$7,800 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
3077A	Huntsville silt loam, 0-2% slopes, frequently flooded	80.54	63.2%	143
3284A	Tice silty clay loam, 0-2% slopes, frequently flooded	15.93	12.5%	134
279B	Rozetta silt loam, 2-5% slopes	14.03	11.0%	119
280C2	Fayette silt loam, 5-10% slopes, eroded	10.70	8.4%	113
17A	Keomah silt loam, 0-2% slopes	2.74	2.1%	119
280D2	Fayette silt loam, 10-18% slopes, eroded	2.44	1.9%	109
8D2	Hickory silt loam, 10-18% slopes, eroded	0.95	0.7%	82
8F	Hickory silt loam, 18-35% slopes	0.18	0.1%	65
Weighted Productivity Index Average				135

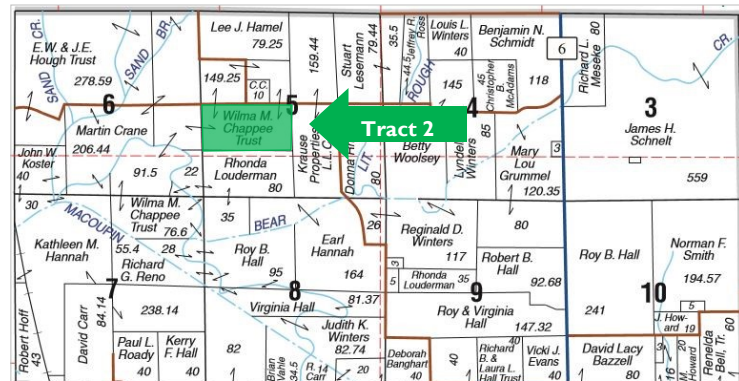
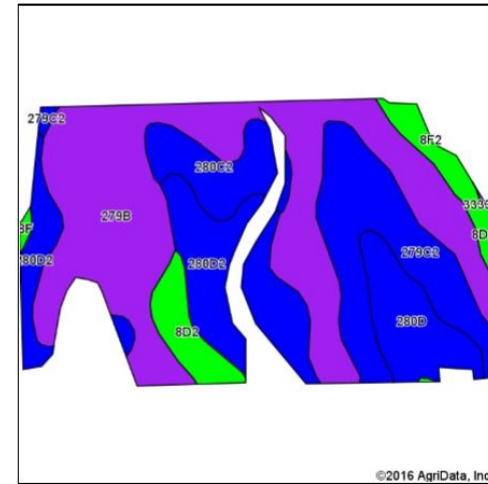


TRACT 2 · 80± ACRES

This is a good opportunity to own a predominantly tillable and income-driven 80 acres in rural Greene County. This tract contains 61.25 tillable acres; 56 acres are currently farmed and 5.25 acres are in grass making it 77% tillable according to USDA figures. The 56 tillable acres are classified “HEL” and carry a Productivity Index rating of 111.8. The farm has easy access with road frontage along its entire Northern boundary. There are some existing dry dams and waterways in place that offer erosion control. The non-tillable acreage lends itself to recreational opportunities. The farm is enrolled in the ARC-County Farm Program.

The farm is currently operated on a 50/50 crop share lease. 2017 tenancy is possible with reimbursement of 2017 cropping expenses. Expenses are available upon request. The modular home located on the property is not owned by the Chappee family; that particular space is leased to the tenants at \$345/month totaling \$4,140 annually. Taxes are estimated at \$1,100 per year.

Asking Price: \$5,700 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
279B	Rozetta silt loam, 2-5% slopes	24.89	44.4%	119
280D2	Fayette silt loam, 10-18% slopes, eroded	9.25	16.5%	109
279C2	Rozetta silt loam, 5-10% slopes, eroded	9.12	16.3%	112
280D	Fayette silt loam, 10-18% slopes	4.45	7.9%	113
280C2	Fayette silt loam, 5-10% slopes, eroded	3.80	6.8%	113
8D2	Hickory silt loam, 10-18% slopes, eroded	2.91	5.2%	82
8F2	Hickory silt loam, 18-35% slopes, eroded	1.42	2.5%	61
8F	Hickory silt loam, 18-35% slopes	0.16	0.3%	65
Weighted Productivity Index Average				111.8

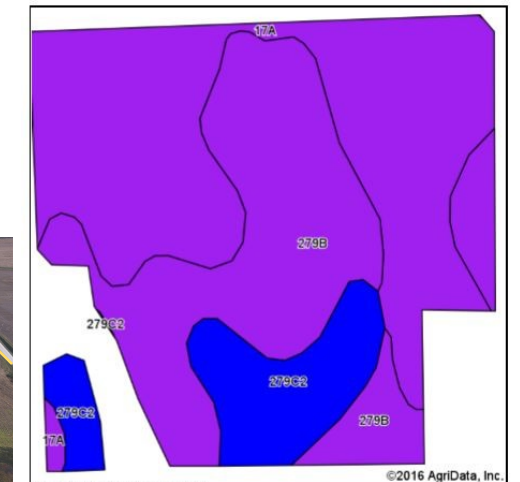
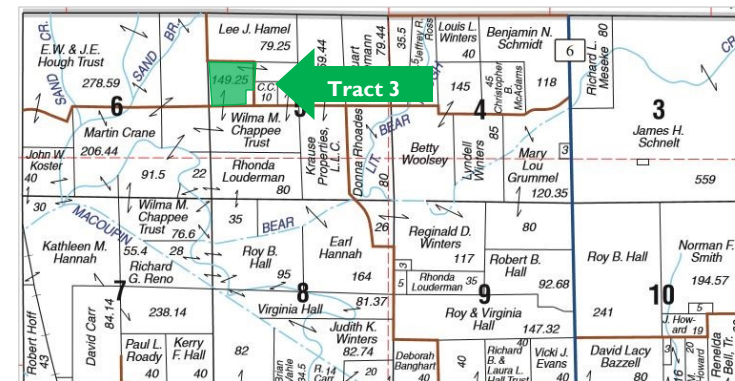
TRACT 3 · 37.25± ACRES

This 37.25± acre tract offers a great opportunity to own a smaller, yet highly productive, tract of Greene County farmland. The farm contains approximately 33.29 tillable acres, making it 89% tillable. The farmed soils carry a 118 Productivity Index rating with Keomah silt loam being the most prevalent soil. The tillable acres are NHEL and have been improved with dry dams and structures to help alleviate erosion concerns. The farm is enrolled in the ARC-County Farm Program.

Road access is available on three sides. This tract would be a great piece on its own or as a complimentary piece to one of the larger tracts that are located directly to the South.

The farm is currently operated on a 50/50 crop share lease. 2017 tenancy is possible with reimbursement of 2017 cropping expenses. Crop expenses are available upon request. Taxes are estimated at \$362.00.

Asking Price: \$6,700 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
17A	Keomah silt loam, 0-2% slopes	15.71	47.2%	119
279B	Rozetta silt loam, 2-5% slopes	12.97	39.0%	119
279C2	Rozetta silt loam, 5-10% slopes, eroded	4.61	13.8%	112
Weighted Productivity Index Average				118