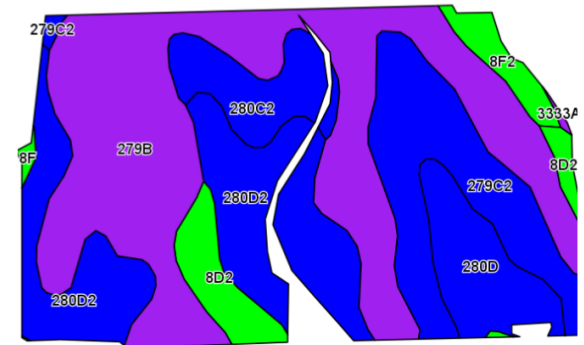
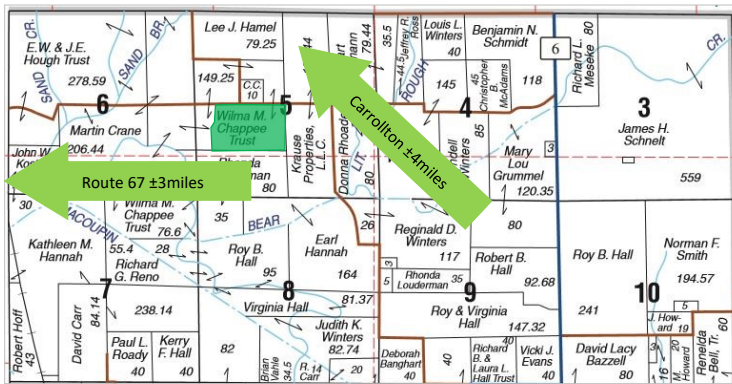


## 65.24 ACRE FARM · 94% TILLABLE

This is a great opportunity to own a 94% tillable tract of land in Southern Greene County. The farm was recently surveyed and contains 65.24 taxable acres with 61.25 acres tillable according to the USDA. The tillable acreage is HEL and has a Productivity Index Rating of 111.6. Of the 61.25 tillable acres, 5.25 are currently in grass and could be put back into production. There are some existing dry dams and waterways that offer erosion control. Excellent road frontage is available along the Northern boundary. The farm is enrolled in the County-ARC Farm Program.

Closing will take place upon removal of the 2017 crop at which point farm tenancy is open. Estimated taxes: \$900.

**Location:** Southern Greene County approx. 4 miles Southeast of Carrollton and approx. 3 miles North of Kane and the Jersey County Line (Section 5, T.9N. - R.11W.)



**Asking Price: \$390,000**



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
279B	Rozetta silt loam, 2-5% slopes	25.88	42.3%	119
280D2	Fayette silt loam, 10-18% slopes, eroded	12.82	20.9%	109
279C2	Rozetta silt loam, 5-10% slopes, eroded	9.22	15.1%	112
280D	Fayette silt loam, 10-18% slopes	4.54	7.4%	113
280C2	Fayette silt loam, 5-10% slopes, eroded	4.01	6.5%	113
8D2	Hickory silt loam, 10-18% slopes, eroded	3.04	5.0%	82
8F2	Hickory silt loam, 18-35% slopes, eroded	1.49	2.4%	61
8F	Hickory silt loam, 18-35% slopes	0.18	0.3%	65
3333A	Wakeland silt loam, 0-2% slopes,	0.07	0.1%	128
<b>Weighted Productivity Index Average</b>				<b>111.6</b>

**Want to learn more or schedule a showing?**

Contact Luke Worrell, the seller's designated agent, at 217.245.1618 or [LukeW@Worrell-LandServices.com](mailto:LukeW@Worrell-LandServices.com)

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