



GREENE COUNTY, ILLINOIS LAND FOR SALE

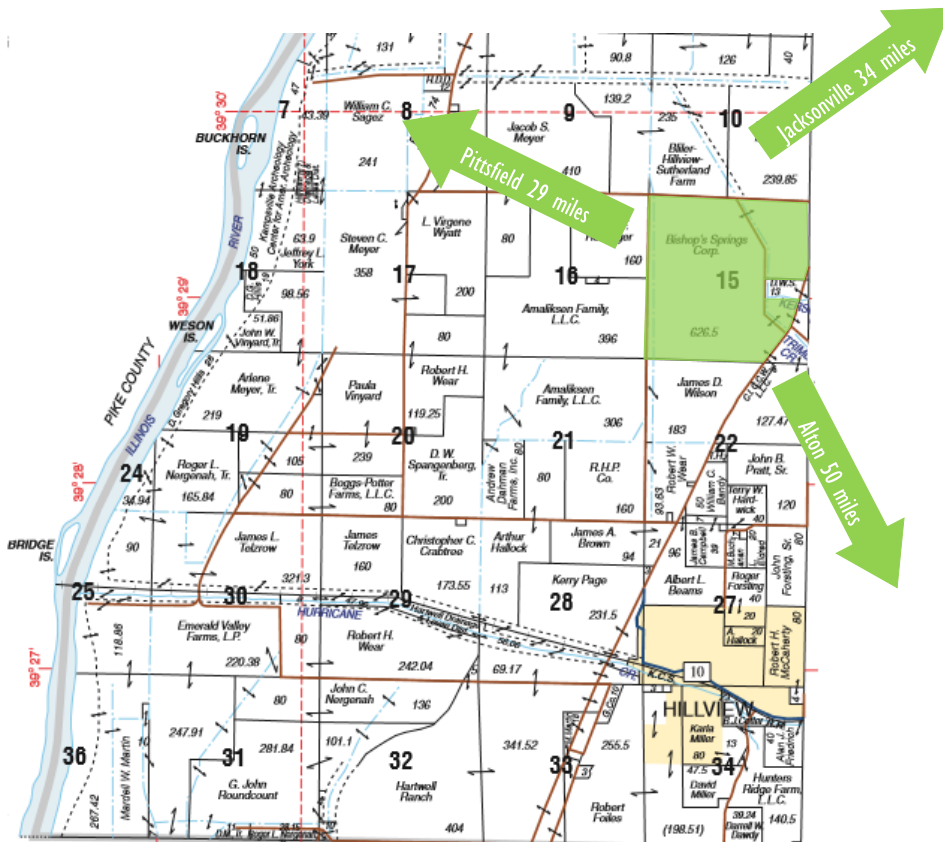
ATTENTION FARMERS & INVESTORS!

589 CONTIGUOUS ACRES, 97% TILLABLE

This is a rare opportunity to own 589 contiguous acres in the Greene County, Illinois river bottoms. The Bishop Springs Corp. farm has been meticulously cared for and is nearly 97% tillable with 570.73 acres being farmed. Approximately 403 acres have been pattern tiled over the years. Additional acreage has also been improved with various tile lines and surface drainage. This farm sits along the Hillview Blacktop just 9 miles West of White Hall and 16 miles South of Winchester.

Don't miss this opportunity to own tillable acreage nearly as far as the eye can see. Contact Worrell Land Services for more details!

Location:	Northwest Greene County, Illinois - one mile North of Hillview along the Hillview Blacktop (15-12N-13W)
Minerals:	In tact
Topography:	Level
Soils:	Titus, Petrolia, Dupo & Haymond silt loams
Productivity Index:	120.9
Taxes:	Real Estate = Approx. \$1,500; Drainage = \$16,977.60
Possession:	At closing, upon reimbursements for 2018 crop expenses
Terms:	Cash at closing
Asking Price:	\$8,300 per acre



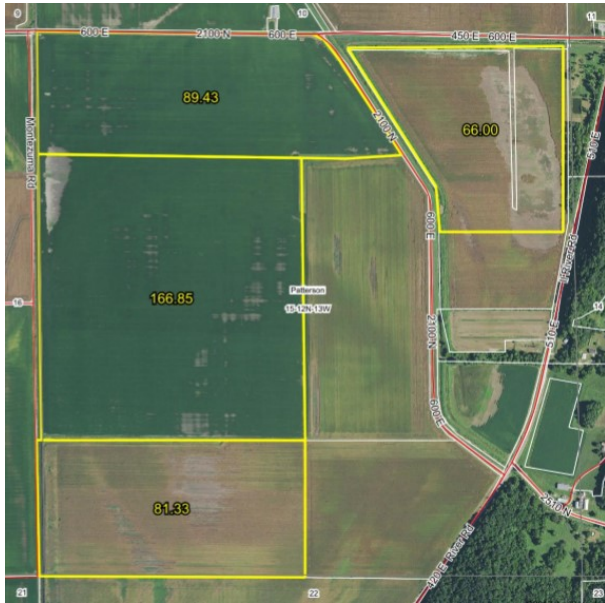
For more information, visit www.Worrell-LandServices.com or call us at 217.245.1618



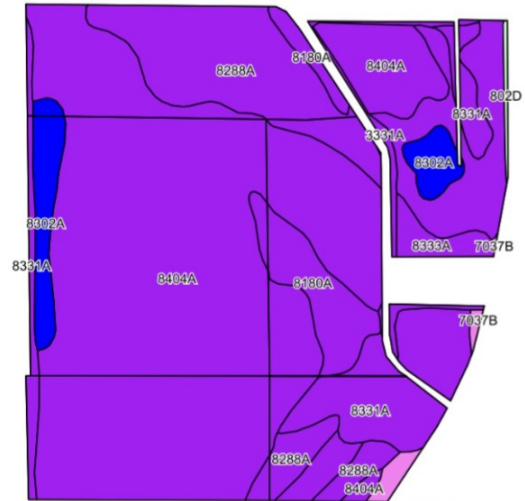


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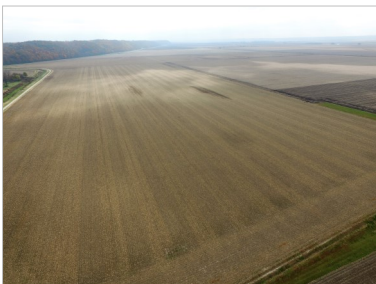
Tiled Sections of the Property



Soils Information



Aerial and Ground Views



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
8404A	Titus silty clay loam, 0-2% slopes, occasionally flooded	330.66	57.9%	118
8288A	Petrolia silt loam, 0-2% slopes, occasionally flooded	72.91	12.8%	117
8180A	Dupo silt loam, 0-2% slopes, occasionally flooded	62.53	11.0%	131
8331A	Haymond silt loam, 0-2% slopes, occasionally flooded	56.46	9.9%	132
8302A	Ambrow clay loam, 0-2% slopes, occasionally flooded	22.03	3.9%	114
8333A	Wakeland silt loam, 0-2% slopes, occasionally flooded	7.68	1.3%	128
3331A	Haymond silt loam, 0-2% slopes, frequently flooded	6.64	1.2%	132
8070A	Beaucoup silty clay loam, cool mesic, 0-2% slopes, occasionally flooded	6.29	1.1%	132
7037B	Worthen silt loam, 2-5% slopes, rarely flooded	4.10	0.7%	142
802D	Orthents, loamy, 2-20% slopes	1.43	0.3%	unavailable
Weighted Productivity Index Average				120.9

This 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 seller's designated representative for Bishop Springs Corporation. 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 Seller's Agents, Allan Worrell (AllanW@Worrell-LandServices.com) or Luke Worrell (LukeW@Worrell-LandServices.com)

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