



# CASS COUNTY LAND FOR SALE

## 39.16 Acres, Recreational Land + Buildable Potential in Triopia School District

The old Lovekamp Family Farm is a rare chance to own a 39.16 acre tract of secluded, yet conveniently-located recreational land that also offers homesite potential in the Triopia School District. What once was a scenic homestead, can be that and more for you again in 2018. Hunters and hobbyists take note: approximately 23.55 acres are covered in thick woodland, making many types of recreational enjoyment a possibility. The property has 4.61 acres in farmland and an additional 11 acres used for hay, allowing the farm to produce income for its future owner.

The farm is currently accessed from a written easement to the Southwest corner of the property. A future entrance would be possible off of Lovekamp School Road to the East. Well-water and power are on-site.

The Lovekamp Family Farm is a blank canvas in many ways that can be altered to fit your dreams. Give us a call today to learn more!

### Location

North of Arenzville in Cass County 30-17N-11W.  
Approximately 20 minutes Northwest of Jacksonville.

### Primary Soil Types (for tillable acreage)

Worthen, Plainfield

### Topography

Level to steep

### Possession

Possession of non-tillable acreage will be given at closing.  
Possession of the 4.61 tillable acres will be given after 2018 harvest. The property is free of tenant's rights for 2019.

### 2017 Taxes

\$411.72

### Productivity Index (for tillable)

104.5

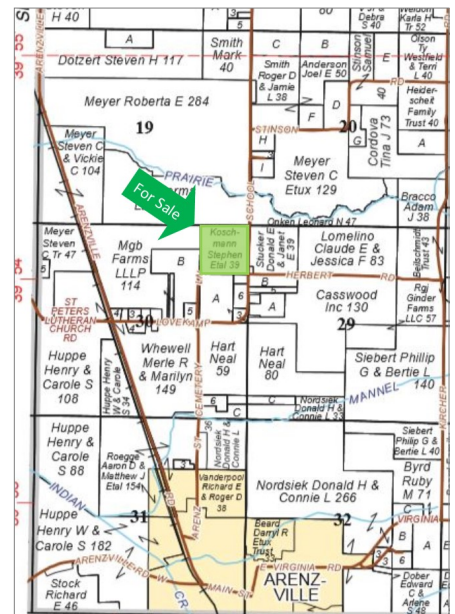
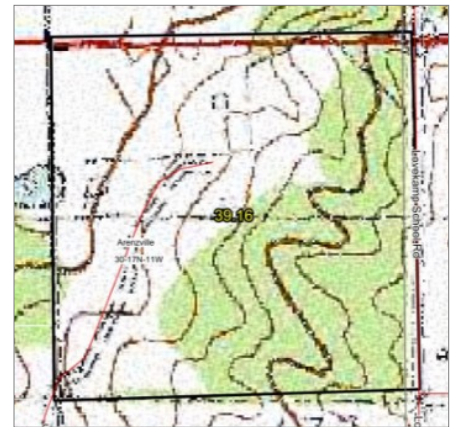
### Mineral Rights

In tact

### Terms

Cash at closing

**Asking Price \$165,000**



More photos are available at  
[www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)

**Want to learn more or make an offer? Give us a call at 217.245.1618!**

Or email the Sellers' Agent, Allan Worrell at [AllanW@Worrell-LandServices.com](mailto:AllanW@Worrell-LandServices.com)



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. Boundaries on photos are approximate. Worrell Land Services, LLC is acting as the seller's designated representative. Managing Broker: Allan Worrell #481.012275. Mapping data provided by USDA and NRCS via AgriData.



**39.16 ACRES IN THE TRIOPIA SCHOOL DISTRICT**

**CASS COUNTY, ILLINOIS**

**REC+BUILDABLE LAND FOR SALE**

Homesite Potential · Hunttable Timber · Income-Producing Acreage



2240 West Morton Avenue, Jacksonville, IL 62650