



GREENE COUNTY, ILLINOIS LAND AUCTION

48.14± Acres Combo Land + Homesite Potential

Ideal size, diversity and access for a tract of land suitable to many hobbies! Located just minutes East of Hillview in rural Northwestern Greene County, this 48.14± acre tract has potential in numerous areas. The farm generates revenue from 8.24 tillable acres and 12 acres enrolled in CRP. The CRP contract pays \$2,059 annually and runs through 2022. Hunting and recreational opportunities are nestled among the timbered acreage as the farm moves North onto the bluff. An older 3 bed/1 bath home is located on the property and is selling "AS IS." The existing structure could be refurbished or there is plenty of room for new construction, if desired. Rural water and electricity are on-site.

To learn more about this tract that has many possibilities, call 217.245.1618 or visit www.Worrell-LandServices.com. Additional photos and full sales terms are online.

Taxes: \$1,438.46

PI (for tillable acreage): 128

Primary Soil Type: Wakeland Silt Loam

Possession: At closing

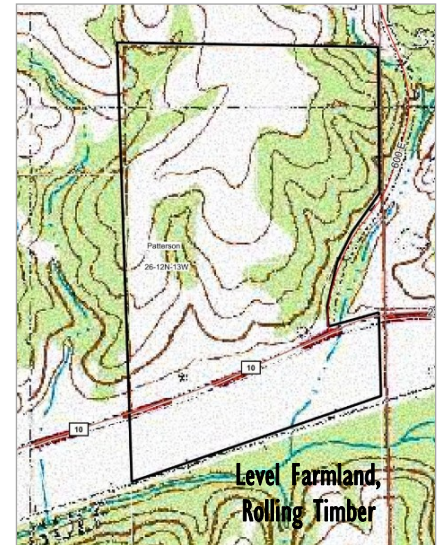
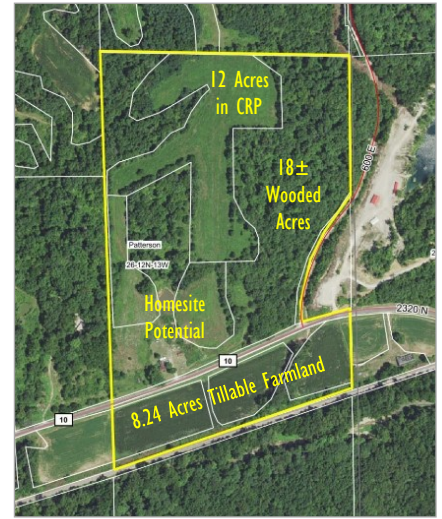
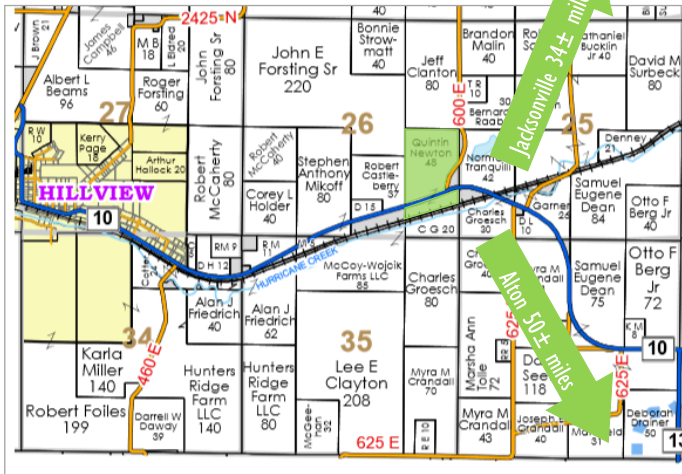
Terms Summary: 10% down at closing. Close within 45 days.

Property Location

Northwestern Greene County, 2 miles East of Hillview in Section 26-T12N-R13W

Seller

Administrator of the Quintin Newton Estate



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.

FRIDAY, FEBRUARY 8 • 11:00 A.M.

Auction to be held at Seton Hall, 125 S. Main St., White Hall, IL

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48.14 ACRES WITH HOMESITE POTENTIAL
LAND AUCTION

Seller: Administrator of The Quintin Newton Estate

Income-Generation Meets Recreation · Renovation or New Construction Potential

