



PIKE COUNTY, ILLINOIS FARMLAND FOR SALE

29.4 ACRES • 89% TILLABLE • STRONG PI

This is a great opportunity to own a smaller and affordable tillable tract of farmland in Eastern Pike County, Illinois. This 29.4 acre farm is located 8.5 miles South of Pittsfield, 4 miles Southwest of Time and just 1.5 miles East of Highway 7. There are 26.3 tillable acres that carry a strong Productivity Index Rating of 128.8. The farm is accessible from two sides and is a good producer. Tenancy is open for 2020.

To view additional larger photos and maps, visit us online at www.Worrell-LandServices.com. For more information or to make an offer, contact the Sellers' Agent and Managing Broker, Luke Worrell at 217.245.1618.

Location: Approx. 4 miles SW of Time in Pike County, Illinois (29-6S-3W)

Taxes: \$543.74 (2017 paid in 2018)

Primary Soil Types: Orion & Beaucoup loams

Productivity Index Rating: 128.8

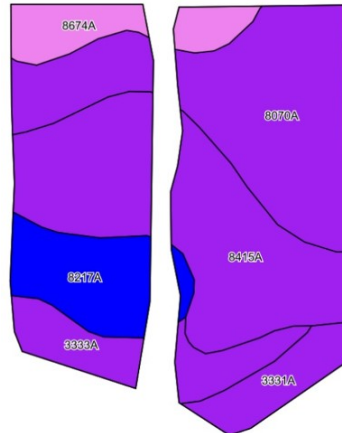
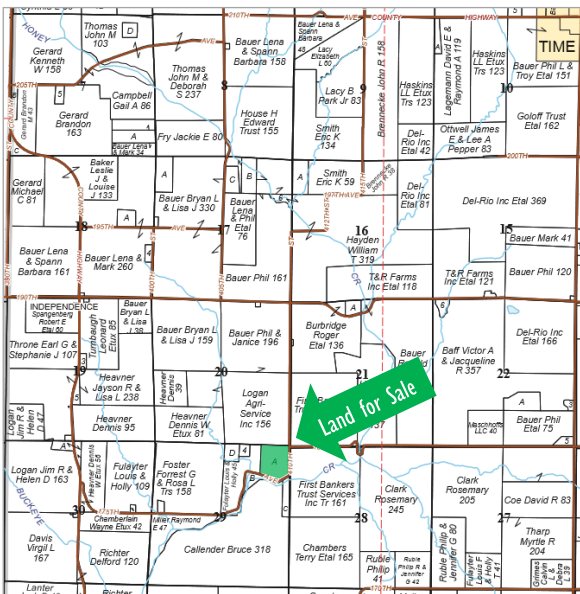
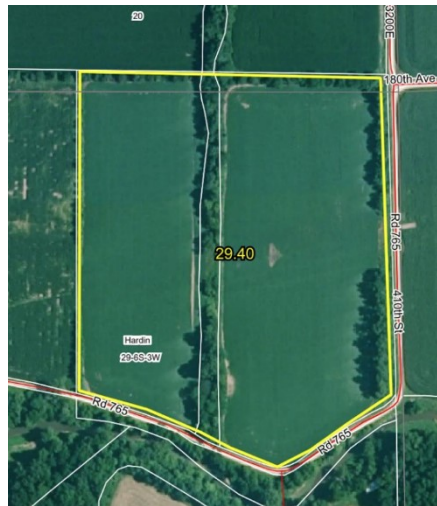
Topography: Level

Mineral Rights: In tact

Possession & Terms Summary:

Down payment due upon signing a contract to purchase. Cash due and possession granted at closing. Property is free of tenant's rights for 2020.

REDUCED Asking Price: \$6,250 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
8415A	Orion silt loam, 0-2% slopes, occasionally flooded	8.90	33.8%	131
8070A	Beaucoup silty clay loam, cool mesic, 0-2% slopes, occasionally flooded	8.45	32.1%	132
8217A	Twomile silt loam, 0-2% slopes, occasionally flooded	2.90	11.0%	106
3333A	Wakeland silt loam, 0-2% slopes, frequently flooded	2.47	9.4%	128
8674A	Dozaville silt loam, 0-2% slopes, occasionally flooded	1.97	7.5%	137
3331A	Haymond silt loam, 0-2% slopes, frequently flooded	1.61	6.1%	132
Weighted Productivity Index Average				128.8

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

Or email the Sellers' Agent and Managing Broker, Luke Worrell at LukeW@Worrell-LandServices.com

Or stop by Worrell Land Services located at 2240 West Morton Avenue, Jacksonville IL 62650



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. Mapping data provided by USDA and NRCIS via AgriData. Worrell Land Services, LLC is acting as the seller's designated representative. Managing Broker: Luke Worrell #471.019996.



BACK ON THE MARKET AT A REDUCED PRICE!

PIKE COUNTY, ILLINOIS

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89% Tillable · 29.4 Acres · Strong Productivity Index Rating



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