

Greene County, IL



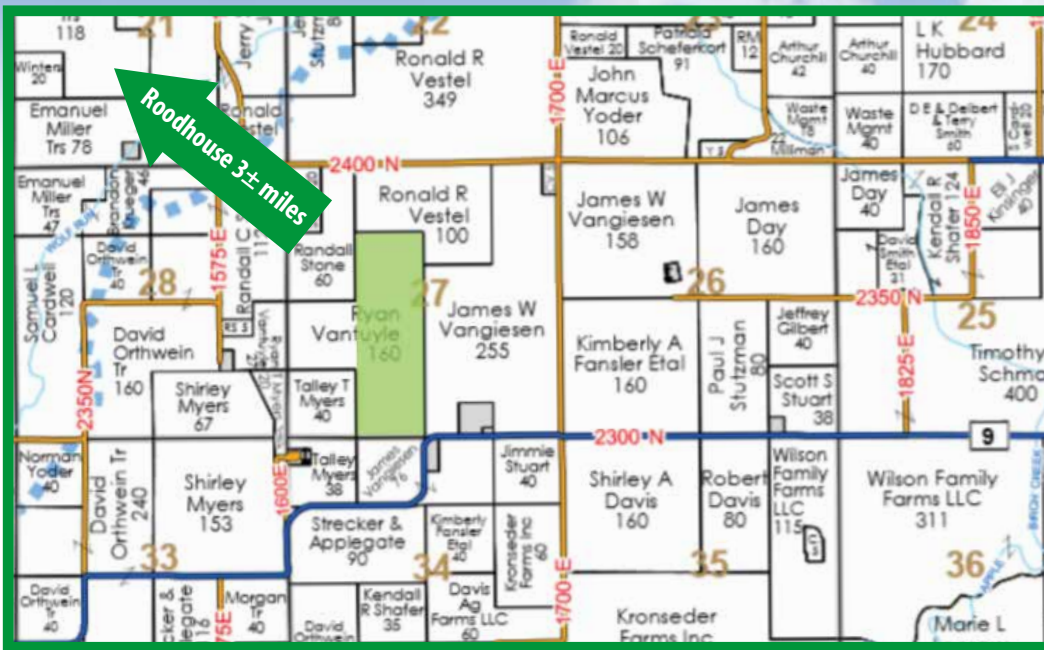
# LAND FOR SALE

**REDUCED!**  
Asking Price:  
**\$4,750**  
per acre

**120 ACRES**

**70/30 Mix - Tillable & Hunting Land**  
**Plus Attractive Lease-Back Potential**

**Located Approximately 3 miles SE of Roodhouse**



**Excellent Combination of Income-Producing and Recreational Land!**  
*Additional details, maps, and photos are available online at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)*



**Questions or to make an offer:**  
**Luke Worrell**  
Managing Broker  
217.473.7039



# This property provides an opportunity to own the highly sought-after combination of income and hunting that so many desire!

This 120 acre farm in Northern Greene County is a dream tract, encompassing 84.64 tillable acres with the remaining being wooded. The tillable acreage is comprised primarily of Hickory, Keomah and Atterberry silt loams. Grass lanes and crossings make it possible to navigate the farm with ease with large machinery.

The sprawling timber gives the property a large feel and lots of field-edge for wildlife. The layout provides a great funnel for whitetail, with ample opportunities that would excite any hunting enthusiast. Attractive lease-back potential exists.

## *Great income and hunting come together on this one!*

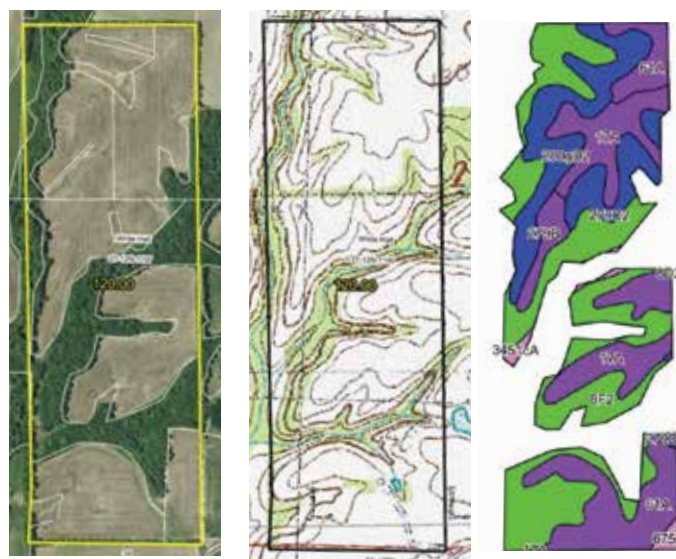
**Location:** Northern Greene County, Illinois approx. 3 miles SE of Roodhouse in S27-T12N-R11W.

**Access:** Via a short easement right off the White Hall Blacktop.

**Possession and Terms:** 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.

**Taxes:** TBD

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Code	Soil Description	Acres	% of Field	ICPI*
8F2	Hickory silt loam, 18-35% slopes, eroded	32.92	38.90%	61
17A	Keomah silt loam, 0-2% slopes	15.18	17.90%	119
61A	Atterberry silt loam, 0-2% slopes	14.25	16.80%	132
280gD2	Fayette silt loam, glaciated, 10-18% slopes, eroded	12.11	14.30%	109
279C2	Rozetta silt loam, 5-10% slopes, eroded	5.65	6.70%	112
279B	Rozetta silt loam, 2-5% slopes	2.69	3.20%	119
3451cA	Lawson silt loam, cool mesic, 0-2% slopes, frequently flooded	0.78	0.90%	140
675B	Greenbush silt loam, 2-5% slopes	0.65	0.80%	133
279D2	Rozetta silt loam, 10-18% slopes, eroded	0.41	0.50%	107
<b>Weighted Productivity Index Average</b>				<b>97</b>

\*Illinois Crop Productivity Index

# Overview Gallery





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www.Worrell-LandServices.com

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*Information contained in this brochure 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 maps and photos are approximate. Worrell Land Services, LLC is acting as the seller's agent.*