



SCOTT COUNTY, ILLINOIS LAND FOR SALE

167.94 ACRES · 70/30 ROW CROP, HUNTING COMBO

If you're looking to expand your farming operation with a property that is primarily tillable, and also want a little hunting ground, this tract near Exeter is your one-stop-shop. Of the 167.94± total acres, 121.15 acres (72%) are in row crop production. The tillable acreage carries a Productivity Index Rating of 100.3 and is predominately comprised of Sylvan-Bold and Fayette soils. The property exists in two sections, located only 1/8 mile apart. Both have great road access on multiple sides.

Approximately 45± acres are wooded, offering excellent hunting and recreational opportunities. With lots of field edge, several secluded clearings and trails, a creek, and connecting habitat, this tract provides an excellent setting for some great hunting. There is potential for harvestable trees, as well. An older shed is situated on the southeast corner of the property, providing cover for small machinery.

To learn more or to schedule a private tour of the property, please contact the Seller's Agent, Allan Worrell at 217.245.1618. For additional property photos, detailed soils information and more, visit www.Worrell-LandServices.com.

Location: Northern Scott County near Exeter in Sec23&24-T15N-R13W.

2018 Taxes: \$1,651.72

Access: Western section from Cropmate Road to the north, Rolf Lane to the east, and Trinity Road to the south. Eastern section from Ellerman/Trinity Road to the north and Meier Lane to the east.

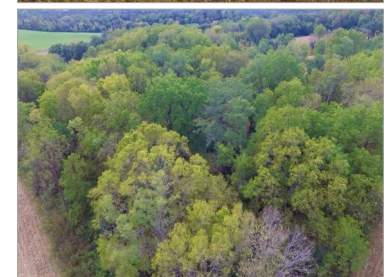
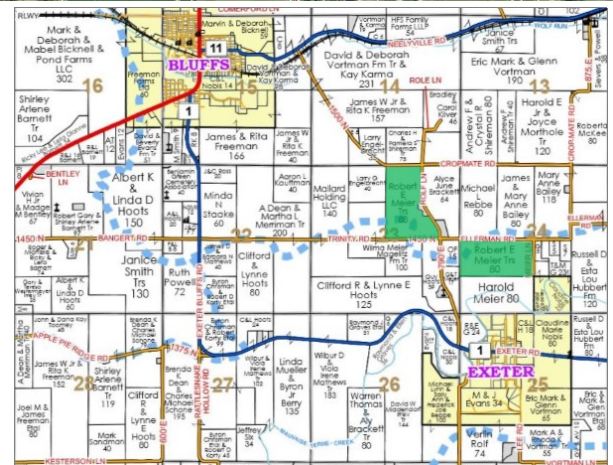
Primary Soil Types - PI (tillable acreage): Sylvan-Bold, Fayette - 100.3

Topography: Rolling

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 and hunting rights.

Asking Price:
\$850,000

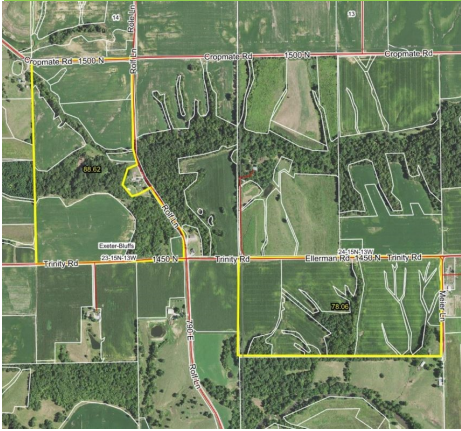


Want to learn more or make an offer? Give us a call at 217.245.1618!

Or email the Seller's Designated Agent, Allan Worrell at AllanW@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 NRCS via AgriData. Worrell Land Services, LLC is acting as the seller's designated representative. Managing Broker: Luke Worrell #471.019996.



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HUNTING COMBO**

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LAND FOR SALE**

High Percentage Tillable · Hunting & Rec Opportunities · Great Access



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