

# Greene County, IL

Additional details, maps,  
and photos are available at  
[www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)

# LAND FOR SALE

**39± Acres · 96% Tillable** 1

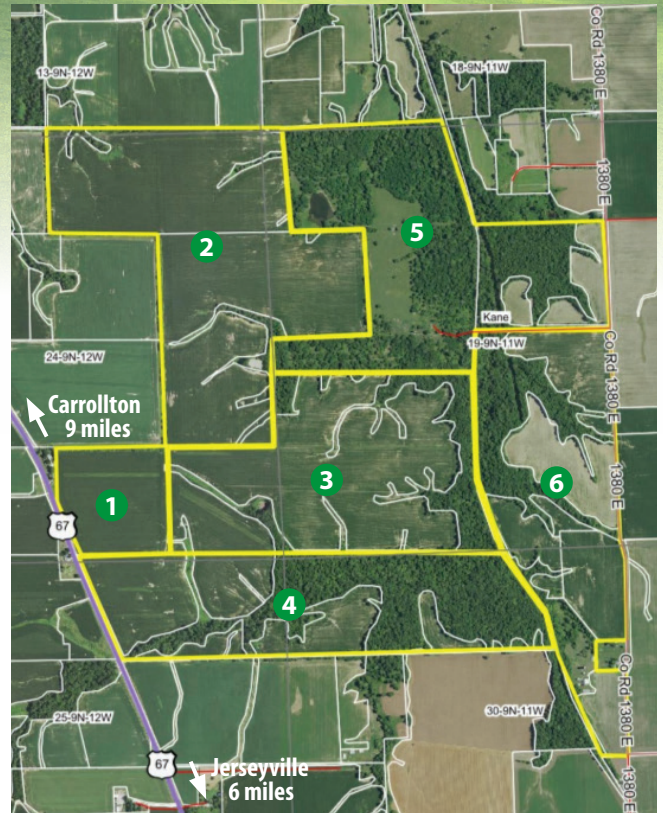
**205± Acres · 95.6% Tillable** 2

**170± Acres  
79.7% Tillable + Hunting** 3

**156± Acres · Hunting  
& Row Crop Combo** 4

**182± Acres · Pasture,  
Hunting & Row Crop Combo** 5

**156± Acres  
62% Tillable, Hunting, Grain  
Storage, and More** 6



Sellers are open to discussing tract boundaries should a prospective Buyer desire a unique tract configuration. Down payment due upon signing a contract to purchase. Cash due and possession granted at closing. A survey will be completed prior to closing. Total purchase price to be calculated based on final surveyed acres. Taxes TBD by assessor after survey. Mineral rights will be transferred to the Buyer at closing.

Additional details, maps, photos and a property video are available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com). Thank you to the Krause Family for the honor of working on their behalf to sell these great tracts!



Luke Worrell



Cory Rimbe

**Want to learn more  
or make an offer?**

**Luke Worrell 217.473.7039**

Seller's Agent  
Managing Broker

**Cory Rimbe 217.248.8516**

Local Agent



# TRACT 1

**39± Acres | 96% Tillable**

- High percentage of income-producing tillable farmland, 37.5± of 39± acres are tillable.
- Excellent productivity: Productivity Index Rating of 143.7, Class A.
- Soil types: Muscatune, Atterberry and Greenbush silt loams.
- Easy access from Route 67.
- **Asking Price: \$11,500 per acre**

Location: S24-T9N-R12W



# TRACT 3

**170± Acres | 79.7% Tillable + Hunting**

- High percentage of income-producing tillable farmland, 135.5± of 170± acres are tillable.
- Good productivity: Productivity Index Rating of 120.7, Class B.
- Improvements made to drainage and field-efficiency along field edges.
- Non-tillable acreage provides excellent hunting and is near strong food sources and cover for wildlife.
- Access through field road easement.
- **Asking Price: \$6,750 per acre**

Location: S19&24-T9N-R11&12W

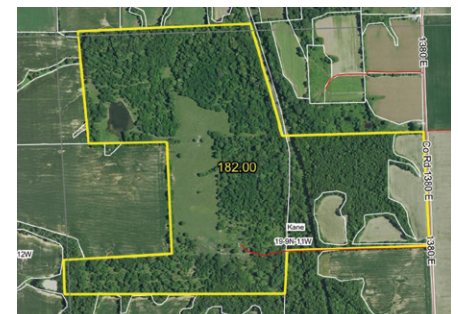


# TRACT 5

**182± Acres  
Pasture, Hunting & Row Crop Combo**

- Great for cattle, hunting, or hobby farmers.
- Approximately 120± pasture acres. Parts of the secluded pasture have level topography and could be used for expanded agricultural purposes.
- Wooded cover, creeks, two natural springs and a large pond have plenty to offer the wildlife enthusiasts. Approximately 140± wooded acres.
- 18± tillable acres with Productivity Index Rating of 115.0, Class C+.
- Access from County Road 1380. Private lane heads west and crosses the railroad track.
- **Asking Price: \$3,750 per acre**

Location: S19-T9N-R11W



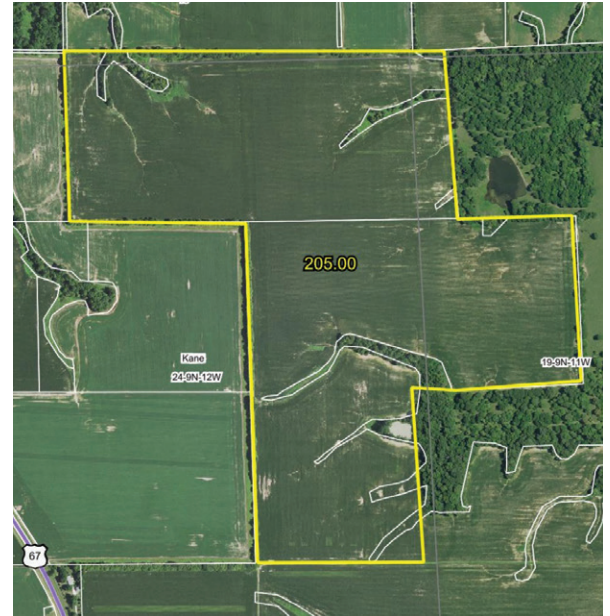
## TRACT 2

### 205± Acres

### 95.6% Tillable

- High percentage of income-producing tillable farmland, 196± of 205± acres are tillable.
- Good productivity: Productivity Index Rating of 124.2, Class B.
- Easy access via field road easement.
- **Asking Price: \$9,500 per acre**

Location: S24&19-T9N-R11&12W



## TRACT 4

### 156± Acres | Hunting & Row Crop Combo

- Excellent combo tract with both recreational and agricultural appeal.
- Very little hunting pressure in the neighborhood. Approximately 80± acres of woodland. Lots of field edge and abundant habitat for wildlife.
- Mature timber without any logging in recent history.
- Good productivity: 72.5± tillable acres with Productivity Index Rating of 120.0, Class B.
- Access from Route 67. Field crossings to tillable tracts. Wooded acreage secluded.
- **Asking Price: \$4,500 per acre**

Location: S25&30-T9N-R11&12W



## TRACT 6

### 156± Acres | 62% Tillable, Hunting, Grain Storage, & More

- Excellent mixed-use tract.
- Good productivity: 97± tillable acres with a Productivity Index Rating of 117.2, Class B.
- Numerous hunting opportunities with field edge and food supply prevalent. Approximately 45± wooded acres.
- 26,000 bushel on-site grain storage.
- Road frontage from County Road 1380 along the entire eastern boundary.
- **Asking Price: \$5,750 per acre**

Location: S19&30-T9N-R11W





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217.245.1618 · info@Worrell-LandServices.com  
www.Worrell-LandServices.com

**Greene County, IL**

 **LAND  
FOR SALE**

**908± Acres | 6 Tracts**

- **Tracts for every interest!**
- **Tillable farmland with high-quality soils**
- **Secluded hunting ground**
- **Pasture, grain storage, and more**
- **Located near Kane, along Route 67**

**Greene County, IL**

 **LAND  
FOR SALE**

*Only 6 miles from Jerseyville  
and 9 miles from Carrollton  
along Route 67*

**908± Acres | 6 Tracts**

- **Tracts for every interest!**
- **Tillable farmland with high-quality soils**
- **Secluded hunting ground**
- **Pasture, grain storage, and more**
- **Located near Kane**



*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 the enclosed maps and photos are approximate. Worrell Land Services, LLC is acting as the seller's agent for the Krause family.*