

*Versatile tracts
for many interests
and budgets!*

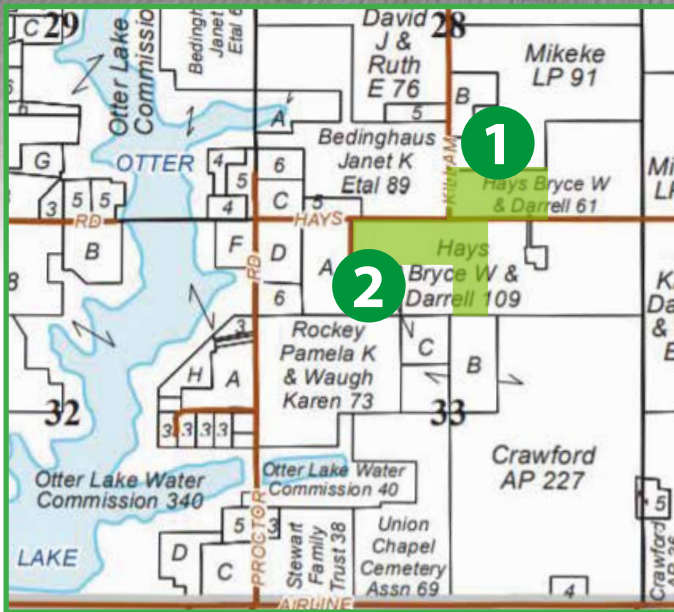
Macoupin County, IL

LAND FOR SALE



54.94± Acres • 2 Tracts

Both tracts are located approximately halfway between Palmyra and Girard, IL less than one half mile from Otter Lake along Hays Road in Northern Macoupin County. Located 15± miles North of Carlinville and within 40 minutes of many larger Illinois communities (Litchfield, Jacksonville, Springfield). North Mac CUSD #34.



Tract 1 | 19.94± Acre Hobby Farm
Build Site, Class A Tillable
Farmland, CRP

Tract 2 | 35± Acres
91% Income Producing Farmland
& CRP

Additional details, maps, and photos are available at www.Worrell-LandServices.com

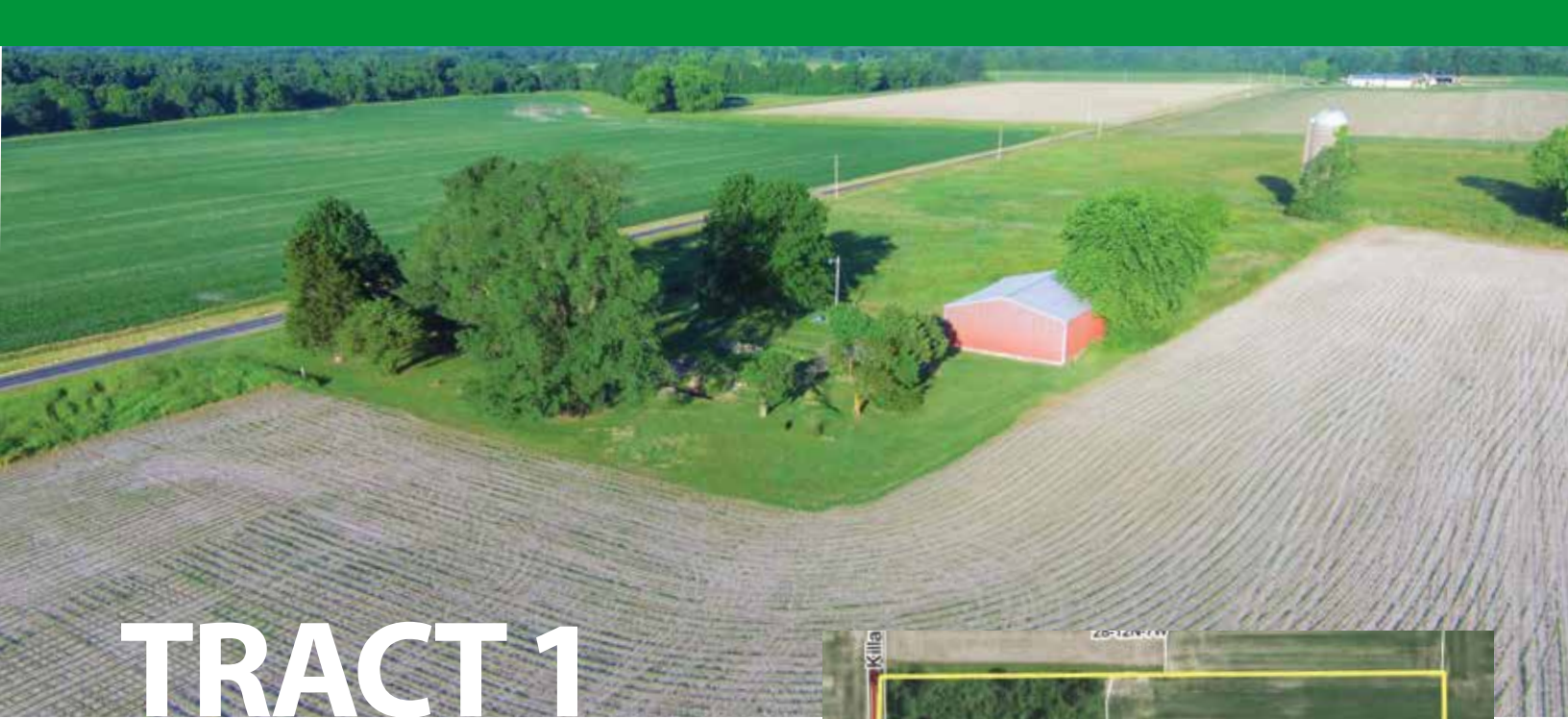


**Questions or to
make an offer:**

Luke Worrell
Managing Broker

217.473.7039





TRACT 1

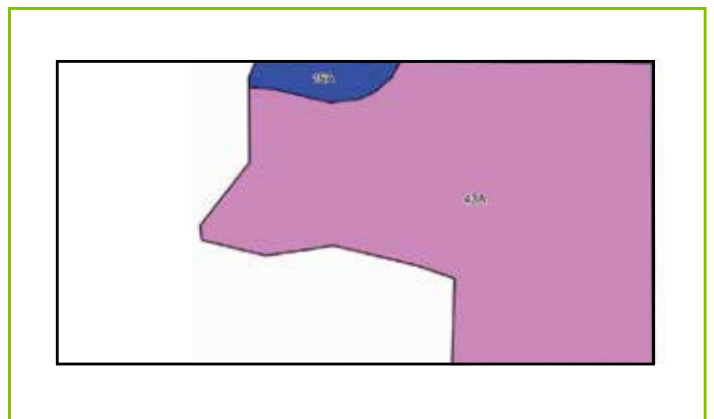
19.94± ACRE HOBBY FARM BUILD SITE, CLASS A TILLABLE FARMLAND, CRP

The next chapter of this 19.94± acre hobby farm in Northern Macoupin County, Illinois is yours to write. For decades, it was a homestead nestled among a canopy of trees. It doesn't take much of an imagination to envision how it could easily be transformed back into one. An added bonus – utilities are already onsite!

In addition to the buildable potential this property offers, over 69% of the tract is income-producing. Class A tillable farmland occupies 8.63± acres (Productivity Index Rating of 140.4), and approximately 5.22± acres are enrolled in CRP at a rate of \$248 per acre through September 2025.

If you're looking for a spot to build the home of your dreams in the country, or even if you're just looking for versatile land to call your own, this tract is worth your time to explore.

- **Location:** Macoupin County Section 28-Township 12N-Range 7W
- **Access:** From Hays Road to the South and Killam Road to the West
- **2018 Taxes:** \$1,030.10
- **Parcel ID:** 14-000-337-00
- **Acres:** 19.94 ± total acres, 8.63 tillable, 5.22 CRP
- **Primary Soil Type:** Ipava
- **Productivity Index Rating:** 140.4 (Class A)
- **Topography:** Level
- **Minerals:** In tact
- **Terms:** Earnest money due upon signing a contract to purchase. Possession granted at closing, upon completion of the 2020 harvest. Cash at closing
- **Asking Price:** \$150,000



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
43A	Ipava silt loam, 0-2% slopes	8.22	95.20%	142
16A	Rushville silt loam, 0-2% slopes	0.41	4.80%	109

Weighted Productivity Index Average 140.4



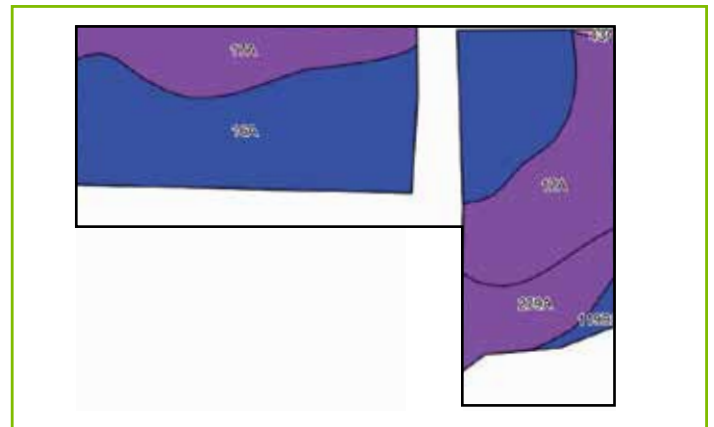
TRACT 2

35± ACRES 91% INCOME PRODUCING FARMLAND & CRP

An opportunity like this doesn't happen often – a productive and affordably-sized tract in a strong agricultural area in Northern Macoupin County, Illinois! This 35± acre tract is over 91% income-producing with 27.84± tillable acres that carry a 113.8 Productivity Index Rating. Additionally, approximately 4.2± acres are enrolled in CRP and pay approximately \$868.56 annually through September 2025. Utilities are located right along the road, so there could be other possibilities for a tract of this size beyond farming.

Don't miss this opportunity! Contact Managing Broker and Seller's Agent, Luke Worrell, via talk or text at 217.473.7039 to learn more or to make an offer.

- **Location:** Macoupin County Section 33-Township 12N-Range 7W
- **Access:** From Hays Road to the North and Sandner Drive to the West
- **Taxes:** To be reassessed after recording of new deeds. This 35± acre tract is comprised of parts of two tracts (parcels 14-000-439-00 and 14-000-435-00)
- **Acres:** 35± total acres, 27.84± tillable, 4.2± CRP
- **Primary Soil Types:** Rushville and Keomah
- **Productivity Index Rating:** 113.8
- **Topography:** Level
- **Minerals:** In tact
- **Terms:** Earnest money due upon signing a contract to purchase. Possession granted at closing, upon completion of the 2020 harvest. Cash at closing
- **Asking Price:** \$7,250 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
16A	Rushville silt loam, 0-2% slopes	14.32	51.40%	109
17A	Keomah silt loam, 0-2% slopes	10.18	36.60%	119
279A	Rozetta silt loam, 0-2% slopes	2.84	10.20%	120
119B2	Elco silt loam, 2-5% slopes, eroded	0.41	1.50%	106
43A	Ipava silt loam, 0-2% slopes	0.09	0.30%	142
Weighted Productivity Index Average				113.8



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www.Worrell-LandServices.com

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Macoupin County**

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Build Site, Class A Tillable Farmland, CRP**

**Tract 2: 35± Acres · 91% Income Producing
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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.