

Scott County, IL

Located 4± miles  
Northwest  
of Winchester



# LAND FOR SALE

## 182.58 Acre Tillable Farmland & Hunting Ground Combo



This 182.58 acre tract is a great package for those who are predominately in the market for income-producing tillable acreage, but who also desire just enough woodland to scratch that hunting itch.

A high percentage (76%) of the farm is in row crop production and carries a Productivity Index Rating of 102.6. With cooperative weather, the soils can be good producers. Scattered tile is evidenced by some stand pipes located in dry dams and basins. Recent work has been done to terraces and dry dams.

The non-tillable acreage offers excellent hunting opportunities. With meandering field edge, a creek that runs through the timber, connecting habitat, and great locations to develop food plots, the potential for this tract's 33.45 wooded acres is significant.



**Questions or to  
make an offer:**

**Allan Worrell**  
Seller's Designated Representative  
217.473.3418



# PROPERTY DETAILS

**Property Location:** 4± miles north/northwest of Winchester in Scott County, Illinois  
Section 1 - Township 14N - Range 13W

**Tax ID Numbers:** 05-01-400-003, 05-01-400-002, 06-06-300-001

**2019 Taxes:** \$2,225.44. Note: this total does not reflect the homesite exclusion which will be reflected on the farm's 2020 taxes. A copy of the survey is available upon request.

**Access:** The farm is accessible from a hard surface frontage road that runs along the edge of the southeast corner of the property. The tillable acreage located on the west side of the farm is accessible from a recorded easement through the homesite exclusion. A new crossing allows access to the tillable acreage located to the north side of the tract.

**Productivity Index Rating of Tillable Acreage:** 102.6

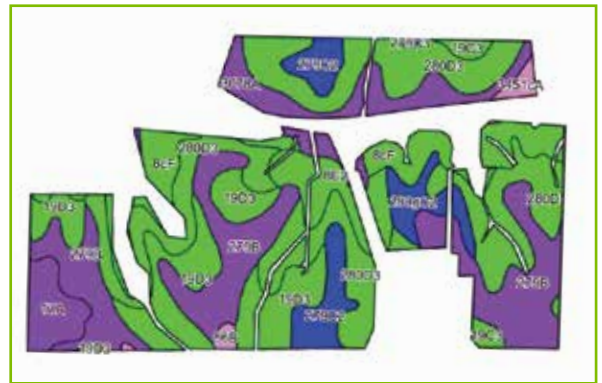
**Primary Soil Types:** Fayette, Rozetta, Sylvan

**Topography:** Rolling to steep

**Mineral Rights:** In tact

**Possession and Terms Summary:** Earnest money due upon signing a contract to purchase. Possession granted at closing subject to 2020 harvest. Property is free of tenant's rights. Cash due at closing.

**Asking Price:** \$5,950 per acre



Code	Soil Description	Acres	% of Field	ICPI*
280D3	Fayette silty clay loam, glaciated, 10-18% slopes, severely eroded	40.40	29.1%	99
279B	Rozetta silt loam, 2-5% slopes	30.62	22.1%	119
19D3	Sylvan silty clay loam, 10-18% slopes, severely eroded	19.36	14.0%	90
8cF	Hickory silt loam, cool mesic, 18-35% slopes	11.64	8.4%	65
3078A	Arenzville silt loam, 0-2% slopes, frequently flooded	9.86	7.1%	130
279C2	Rozetta silt loam, 5-10% slopes, eroded	7.62	5.5%	112
8E2	Hickory silt loam, 18-25% slopes, eroded	6.01	4.3%	69
17A	Keomah silt loam, 0-2% slopes	5.05	3.6%	119
280gC2	Fayette silt loam, glaciated, 5-10% slopes, eroded	4.25	3.1%	113
19C3	Sylvan silty clay loam, 5-10% slopes, severely eroded	1.84	1.3%	95
3451cA	Lawson silt loam, cool mesic, 0-2% slopes, frequently flooded	1.09	0.8%	140
86B	Oscos silt loam, 2-5% slopes	0.74	0.5%	140
279C3	Rozetta silty clay loam, 5-10% slopes, severely eroded	0.18	0.1%	103

**Weighted Productivity Index Average 102.6**

\*Illinois Crop Productivity Index

# OVERVIEW GALLERY





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

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