

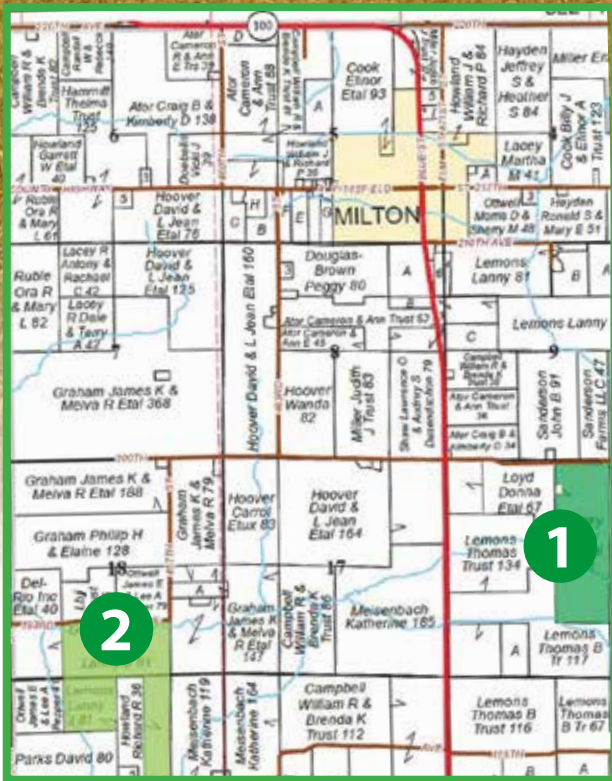
Pike County, IL



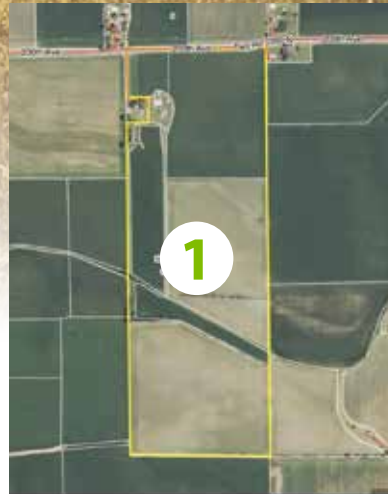
LAND FOR SALE

284.46 Acres • 2 Tracts

Located near Milton in SE Pike County



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. The current owner would enjoy the opportunity to keep farming and would gladly discuss possible lease terms as part of negotiations.



Tract 1 122.45 Acres • 96% Tillable Farmland • Class A

Tract 2 162.01 Acres • Great combination of income and recreation

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



Questions or to make an offer:

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Managing Broker
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Pike County, IL

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**Located near Milton
in SE Pike County**



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*Tract 1: 122.45 Acres
96% Tillable Farmland - Class A*

*Tract 2: 162.01 Acres
Great combination of
income and recreation*

represented by



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.



TRACT 1

122.45 ACRES
96% TILLABLE FARMLAND
CLASS A

Here's your chance to snag a highly-productive Class A farm in one of Pike County's strong agricultural areas! This 122.45 acre farm is 96% tillable (117.25 tillable acres according to USDA) and carries a very strong Productivity Index Rating of 138. A great producer, the farm raised 80/bushel beans in 2019. The southern 40 acres will be pattern-tiled on 40' centers with 4" tile this fall. The waterway that runs through the farm could be an excellent conduit for future tiling projects, as well. The non-tillable acreage offers an 8,000-bushel grain bin, a hay shed, and plenty of space for additional bins and improvements.

Property Location: Just south of Milton and a half mile east of Route 100 in Pike County Section 16 -Township 6S - Range2W

Tax ID Numbers: 62-026-11 and 62-025-10

2019 Taxes: \$3,994.42

Access: From County Road 200th Avenue which borders the property to the north

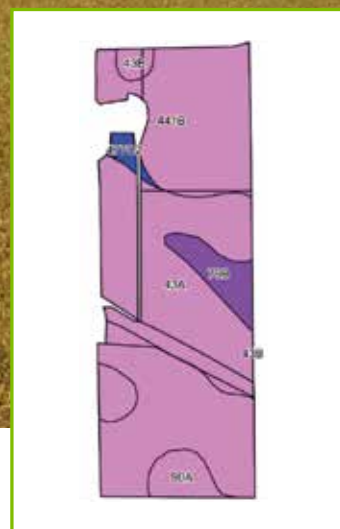
Productivity Index Rating: 138

Primary Soil Types: Wakenda and Ipava

Topography: Level

Mineral Rights: In tact

Asking Price: \$12,560 per acre



Code	Soil Description	Acres	% of Field	ICPI*
441B	Wakenda silt loam, 2-5% slopes	59.94	51.1%	138
43A	Ipava silt loam, 0-2% slope	42.87	36.6%	142
79B	Menfro silt loam, 2-5% slopes	6.05	5.2%	119
90A	Bethalto silt loam, 0-2% slopes	4.86	4.1%	134
43B	Ipava silt loam, 2-5% slopes	1.85	1.6%	141
477C2	Winfield silt loam, 5-10% slopes, eroded	1.68	1.4%	111
Weighted Productivity Index Average				138

*Illinois Crop Productivity Index



TRACT 2

162.01 ACRES GREAT COMBINATION OF INCOME AND RECREATION

A great combination of income-producing tillable farmland and hunting ground, this ideally-located multi-use property in Eastern Pike County is worth your time to explore. This 162.01 acre tract provides a secluded and charming feel, and is also conveniently-located near Route 100. Of the total acreage, 67% of the farm (109.22± acres) is in crop and hay production. The tillable acreage carries a 111.8 Productivity Index Rating.

The farm feels so much larger than 162.01 acres! Sprawling timber throughout the property provides a great hunting environment complete with plenty of field edge, multiple locations for setting up tree stands, and a creek that spans the width of the property. Grass lanes through the property make it easily accessible even when crops are in. To view an interactive map that shows the location of the lanes and creek, and a comprehensive soils map, visit www.Worrell-LandServices.com.

Property Location: 2± miles southwest of Milton in Eastern Pike County Sections 18&19 -Township 6S - Range2W

Tax ID Numbers: 62-029-02, 62-028-27, 62-028-11, 62-028-13

2019 Taxes: \$1,862.26

Access: From County Roads 193rd Avenue along the north and 185th Avenue along the south

Productivity Index Rating: 111.8



Primary Soil Types: Keomah and Winfield

Topography: Slightly rolling to rolling

Mineral Rights: In tact

Asking Price: \$6,100 per acre