

GREENE COUNTY, IL

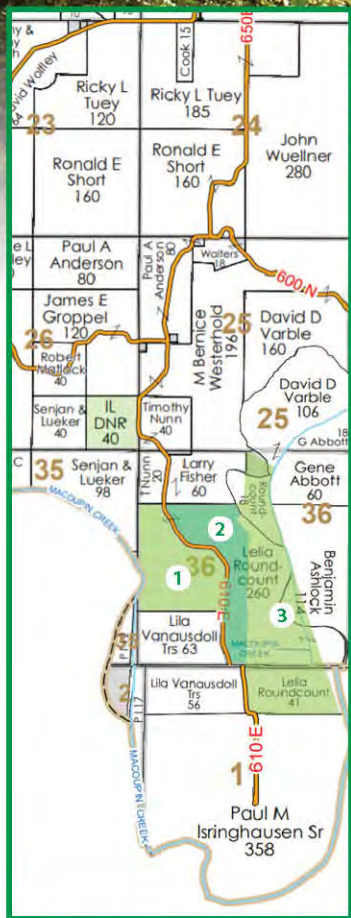
# LAND FOR SALE

**Tract 1: 97± Acres**  
Mixed-Use Farmstead

**Tract 2: 83± Acres**  
Hunting & CRP Land

**Tract 3: 170± Acres**  
Tillable Farmland,  
CRP & Hunting

To fully appreciate the beauty and diversity of these tracts, you must see them! Schedule time to walk the property today.



- Tracts are located approximately 8.5± miles Southwest of Carrollton in Southwest Greene County along the Jersey County line in Sections 36 & 1 – Townships 9N & 8N – Range 13W.
- Sellers are open to discussing tract boundaries should a prospective Buyer desire a unique tract configuration.
- Taxes are subject to reassessment upon recording of new deeds after survey completion.
- All tracts are accessible from County Road 610E.
- Carrollton Community Unit School District #1
- Earnest money due upon signing a contract to purchase. Possession granted at closing. Property is free of tenant's rights. Cash due at closing.

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



**Questions or to make an offer:**

**Luke Worrell**  
Managing Broker  
217.473.7039







# TRACT 1

## MIXED-USE FARMSTEAD • 97± ACRES

It is rare to find a mixed-use farm that offers so many different opportunities. This 97± acre gem in Southern Greene County has it all! It features a well-cared for 3 bedroom, 1 bathroom home (new deck, rural water and electric) that could be your primary residence, rural getaway or "hunting cabin". It's the perfect home-base for a hobby farm, featuring 6± acres of fenced pasture, a pond that could be further expanded, a horse corral, and trails throughout the property for horses and ATVs alike that give access to mature woodland. Meandering through what the family has always called "The Big Oaks" is a stunning sight to behold. Macoupin Creek frontage to the West gives beautiful views to the bottoms. The woods are full of hunting potential, with food plots, multiple locations for stands, and connecting habitat along the North and South. Plenty of space and locations are available for an additional log home or scenic retreat.

The property has two sheds, large and small, to hold your equipment and toys. An 8000 bushel bin is available for on-site grain storage. Income is generated from 8.32± tillable acres (112.2 PI) in addition to 5.85 CRP acres that pay approximately \$1,351 annually.

**Topography:** Level to steep **Asking Price:** \$4,750 per acre



# TRACT 2

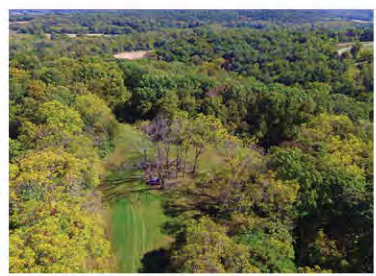
## HUNTING & CRP LAND • 83± ACRES

An amazing spot for hunting enthusiasts! This 83± acre parcel has everything you need to make lasting memories while enjoying the great outdoors. Trails run at multiple spots giving quick access to approximately 68± acres of thick and mature woodland. The trails are ideal for those who enjoy ATVs and horseback riding. Several food plots are grown and there are many great spots to set up tree stands. A nice return comes from 13.22 CRP acres that yield approximately \$3,000 per year.

Many locations are available that could serve as a scenic backdrop for a primary residence or retreat home. This is an extremely well-manicured tract; it is evident the great level of care the family has taken in its appearance and condition.

The unique shape, multiple access points and trails make this property feel much larger than 83 acres. Schedule a showing today so you can see for yourself how this could be the hunting ground you've always dreamed of.

**Topography:** Slightly rolling to steep **Asking Price:** \$4,250 per acre





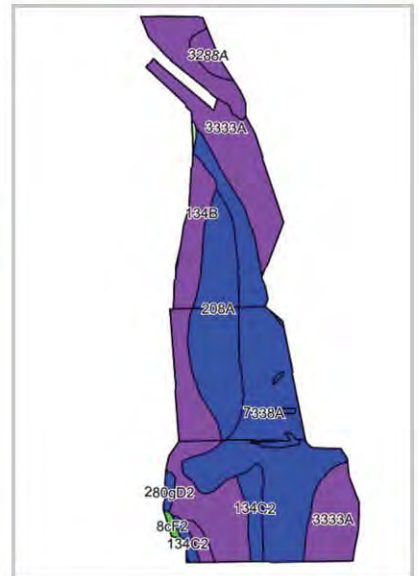
# TRACT 3

## TILLABLE, CRP & HUNTING LAND COMBO • 170± ACRES

Check out this income-producer with recreation and ambiance, as well. This 170± acre farm is 71% income-producing with 117.1 tillable acres and approximately 4.04 acres in CRP. The tillable acreage carries a Productivity Index Rating of 113.7, features Hurst and Wakeland soils primarily, and is easily accessed from County Road 610E. The sellers have invested \$32,000 between 2016-2018 to help soil erosion and drainage. Approximately \$955 is generated annually on the CRP acreage through 2025.

Not to be overshadowed by the production and income, this tract also has a lot of recreational appeal, as well. Approximately 40 acres are wooded and offer excellent hunting opportunities. Neighboring habitat runs the length of the Eastern property line, along Macoupin Creek. The North end of the farm has a trail leading to a beautiful spot along the creek and connecting large spring. The Southwest corner marks the "Two Barns" location where a homestead with two barns once stood decades ago. Use that location with impressive views as a blank canvas to write your own story on this property's future.

**Topography:** Level to gently rolling **Asking Price:** \$6,250 per acre



| Code   | Soil Description  | Acre  | % of Field | ICPI* |
|--------|---|-------|------------|-------|
| 7338A  | Hurst silt loam, 0-2% slopes, rarely flooded              | 38.75 | 33.1%      | 100   |
| 3333A  | Wakeland silt loam, 0-2% slopes, frequently flooded       | 29.72 | 25.4%      | 128   |
| 134B   | Camden silt loam, 2-5% slopes                             | 23.33 | 19.9%      | 118   |
| 208A   | Sexton silt loam, 0-2% slopes                             | 18.02 | 15.4%      | 116   |
| 134C2  | Camden silt loam, 5-10% slopes, eroded                    | 4.08  | 3.5%       | 111   |
| 3288A  | Petrolia silty clay loam, 0-2% slopes, frequently flooded | 1.97  | 1.7%       | 117   |
| 280gD2 | Fayette silt loam, glaciated, 10-18% slopes, eroded       | 0.67  | 0.6%       | 109   |
| 8cF2   | Hickory silt loam, cool mesic, 18-35% slopes, eroded      | 0.38  | 0.3%       | 61    |
| 8cG    | Hickory silt loam, cool mesic, 35-60% slopes, eroded      | 0.18  | 0.2%       | 44    |

**Weighted Productivity Index Average 113.7**

\*Illinois Crop Productivity Index



**Additional property photos, interactive maps that highlight trail systems and other features, game photos, and more are available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com).**





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**350± Acres · 3 Tracts**  
*(Subject to survey)*

**Located 8.5± miles  
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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.*