

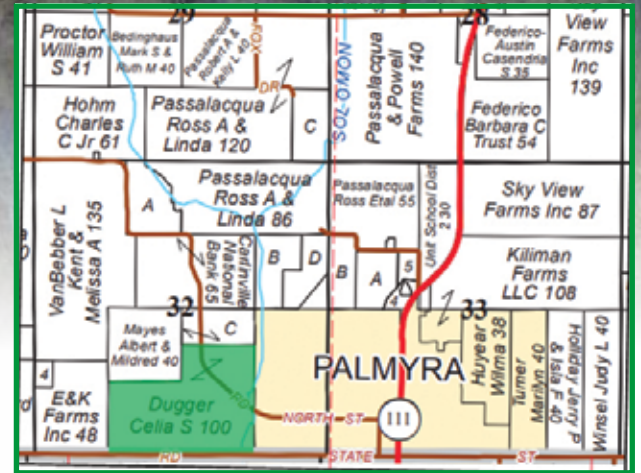
Macoupin County, IL



LAND FOR SALE

Immediately west
of Palmyra in Northern
Macoupin County

Hunting Land Plus Tillable Farmland set on 100 Acres



A remarkable recreational refuge for hunting enthusiasts with enough income-producing tillable acreage to satisfy your bottom line. These 100 acres are conveniently-positioned along the west edge of Palmyra, but seem like a world away. The property is loaded with deer trails and offers many ideal stand locations. With a 0.20± acre pond to serve as a great water source for wildlife, meandering field edge, and locations to develop food plots, the setting is ideal for harvesting wildlife.

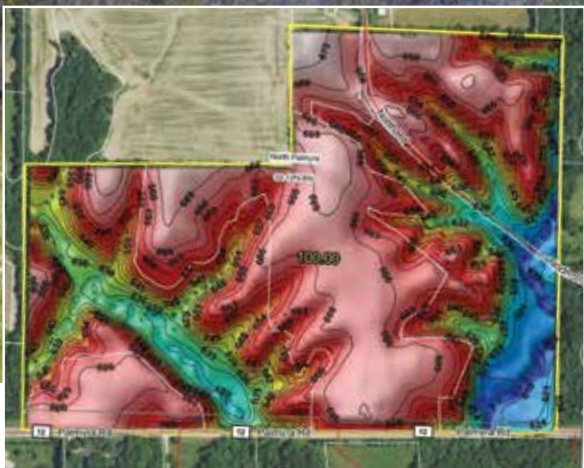
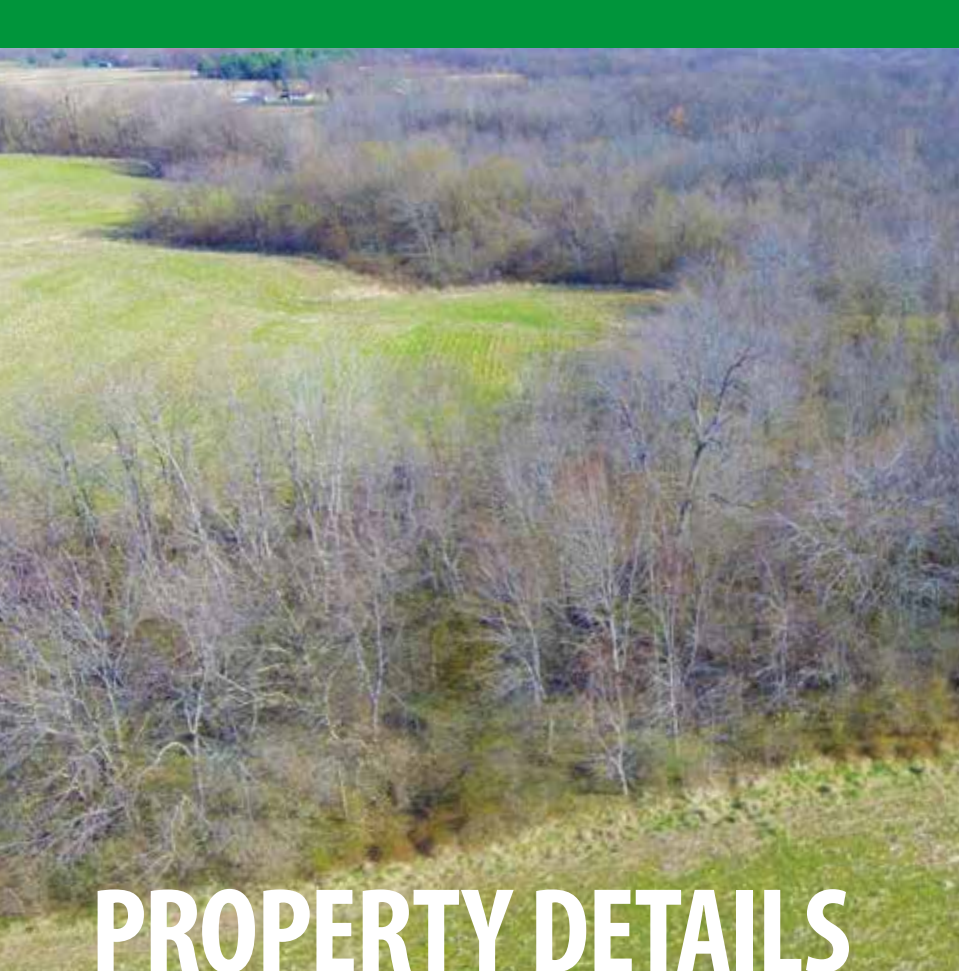
Thick timbered cover surrounds 37.69± NHEL tillable acres that carry a Productivity Index Rating of 109.3. No hunting or farming leases are in place. Upon 2021 input reimbursements, the 2021 crop will go to the new owner. Schedule a private viewing today!



**Questions, or
to make an offer:**

Luke Worrell
Managing Broker
217.473.7039





Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	26.33	69.9%	119
119C2	Elco silt loam, 5-10% slopes, eroded	4.44	11.8%	104
8cF2	Hickory silt loam, cool mesic, 18-35% slopes, eroded	4.32	11.5%	61
119D2	Elco silt loam, 10-18% slopes, eroded	2.60	6.9%	100
Weighted Productivity Index Average 109.3				

*Illinois Crop Productivity Index

PROPERTY DETAILS

Property Location: Immediately west of Palmyra in Northern Macoupin County, Illinois Section 32 – Township 12N – Range 8W. Palmyra is a very manageable distance for hunters looking within a convenient drive from Springfield, Litchfield, St. Louis or other surrounding metropolitan areas.

Access: Palmyra Blacktop serves as the southern boundary to the property, but the bulk of the access is from North Road which dead-ends at the property.

Acres: 100 taxable acres. 60± wooded acres. 37.69± USDA tillable acres.

Topography: Level to rolling

Primary Soil Types, PI (on the tillable acreage):
Rozetta and Elco, 109.3

2019 Taxes: \$690.16

Parcel Numbers: 20-000-582-00 and 200-000-586-00

Possession & Terms Summary: Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing. Property is free of tenant and hunting rights. Upon 2021 input reimbursements, the 2021 crop will go to the new owner.

Asking Price: \$4,250

OVERVIEW GALLERY





2240 West Morton Avenue, Jacksonville, IL 62650
217.245.1618 · info@Worrell-LandServices.com
www.Worrell-LandServices.com

Macoupin County, IL

LAND FOR SALE

**100 Acre Hunting Land
& Tillable Farmland Combo
near Palmyra**

Macoupin County, IL

LAND FOR SALE

**100 Acre Hunting Land
& Tillable Farmland Combo
near Palmyra**



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.