

SCOTT COUNTY, ILLINOIS

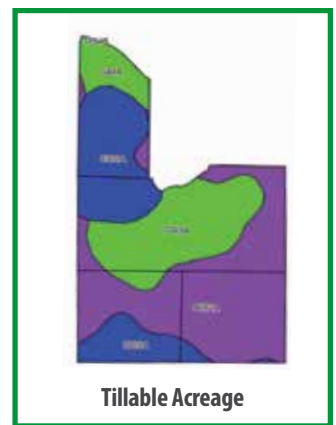
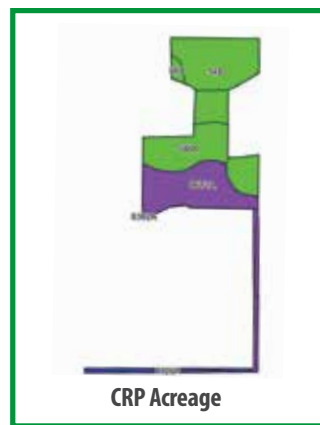
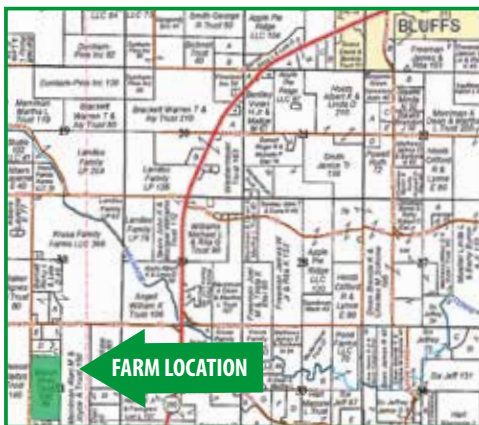


LAND FOR SALE

80± Acre Combo Farm

A nice mix of income-producing farmland, lucrative CRP contracts, huntable woodland, quail habitat, pond, and secluded build-site potential, this 80± acre property has it all! Acreage breakdown:

- 41.87± tillable acres with a 114.9 Productivity Index Rating. 168 bu/ac corn, 56 bu/ac beans. • 16.5± acres timber
- 19.63 acres enrolled in CRP (1.87 acres at \$545/year through 9/30/26; 17.76 acres at \$3,436/year through 9/30/31)
- 2.0± acre build-site nestled among trees with a 40'x80' metal shed (Illinois Rural Electric), sand point well



Property Details

Property Location and Access: 1268 Westermeyer Lane, Bluffs, IL in Northwest Scott County, Illinois Section 31 – Township 15N – Range 13W. Take Route 100 South out of Bluffs then turn West onto Phillips Ferry Road, then South on Westermeyer Lane. Property is accessed from Westermeyer Lane which runs the length of the property.

Acreage: 80± taxable acres, 80.32± USDA acres, 41.87± tillable acres, 19.63 CRP acres, 16.5± timber acres, 2.0± acre build site

Productivity Index Rating (tillable acreage): 114.9

Primary Soil Type (tillable acreage): Medway loam

Topography: Level to gently rolling

Tenancy: Open for the 2022 cropping and hunting seasons.

Parcel Numbers: 02-31-300-002, 02-31-100-005

2020 Real Estate Taxes: \$1,027.96

2020 Drainage Taxes: \$1,415.19

Possession and Terms Summary: Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing. Early closing negotiable for planting purposes.

Asking Price: \$7,500/acre

Code	Soil Description	Acres	% of Field	ICPI*
8682A	Medway loam, 0-2% slopes	18.27	43.6%	131
7049A	Watseka loamy fine sand, 0-2% slopes	9.93	23.7%	93
8302A	Ambraw clay loam, 0-2% slopes	7.74	18.5%	114
8026A	Wagner silt loam, 0-2% slopes	3.49	8.3%	109
588A	Sparta loamy sand, loamy substratum, 0-2% slopes	2.44	5.8%	94

*Illinois Crop Productivity Index **Weighted Productivity Index Average 114.9**



Questions or to make an offer:

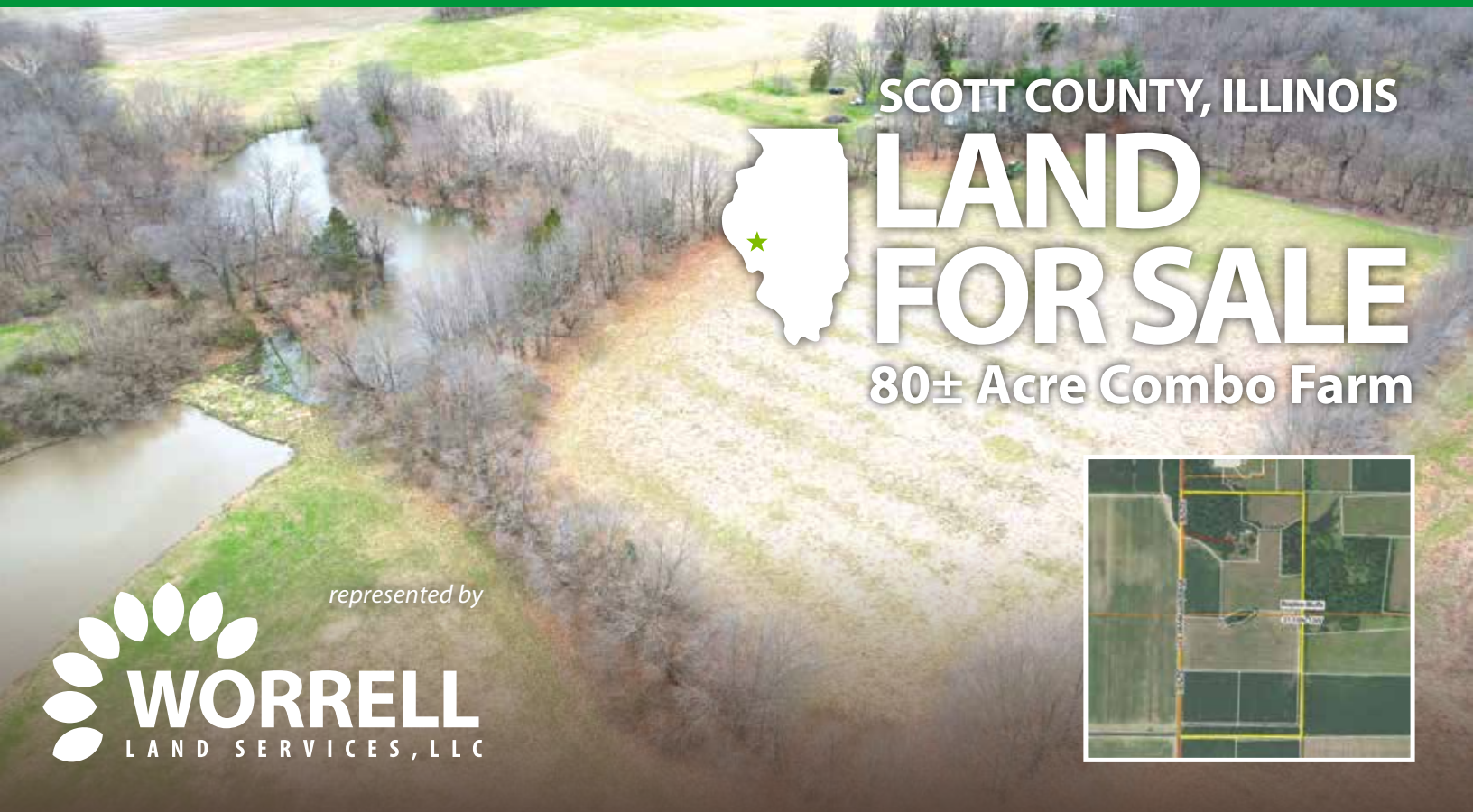
Allan Worrell
Seller's Designated Representative

217.473.3418





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



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LAND FOR SALE

80± Acre Combo Farm



represented by



80± Acre Combo Tract

LAND FOR SALE



SCOTT COUNTY, ILLINOIS

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