

SCOTT COUNTY, ILLINOIS



LAND FOR SALE

113.47± Acre Mixed-Use Farm

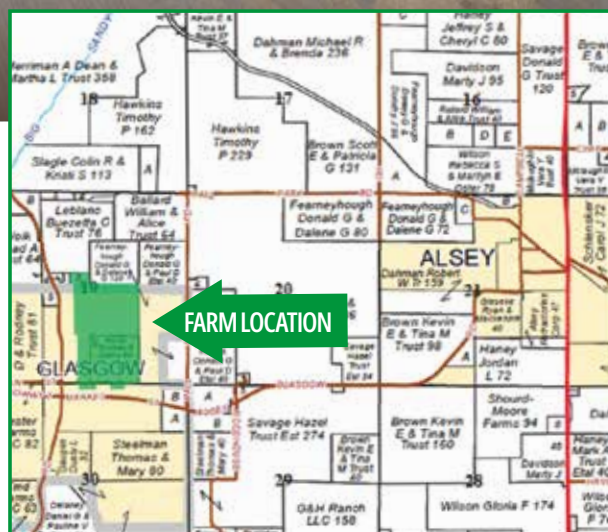


Scott County farmland with recreational/hunting appeal, these 113.47± acres are a good mix.

Approximately 67% of the farm or 76.2± acres are income-generating row crop acreage with a Productivity Index Rating of 104.4. Rozetta and Elco silt loams are predominant. The farm lays very nicely with rolling topography and some sporadic tiling to assist with drainage.

Approximately 37± acres are wooded and have had minimal selective logging in the last few years. The timber, rolls and field edge make the deer hunting potential of this property incredible.

Access is from Washington Street along the west. If the new owner desires to construct a home or shed near the existing barn, the seller is willing to grant an easement at the corner of North Jackson and Washington Streets. Utilities are nearby. Potential also exists to sell off the lots located toward the Southwest of the property.



Property Details

Property Location: Immediately East of Glasgow, IL in Scott County S19&30-T13N-R12W

Acreage: 113.47± taxable acres, 76.2± USDA tillable acres, 36.89± wooded acres

Productivity Index Rating: 104.4

Primary Soil Types: Rozetta and Elco silt loams

Topography: Rolling

Parcel Number: 09-19-302-075,09-19-100-010,09-19-100-016,09-19-300-002,09-19-300-012,09-19-400-003,09-30-100-008,09-19-400-001,09-30-200-014

2022 Real Estate Taxes (Payable 2023): \$1,618.74

Tenancy: Open for the 2024 cropping season.

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

Asking Price: \$7,700 per acre



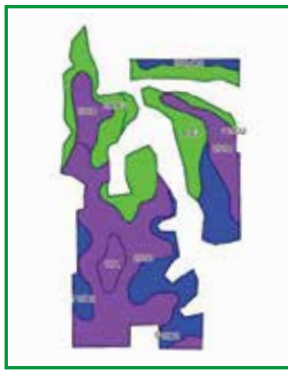
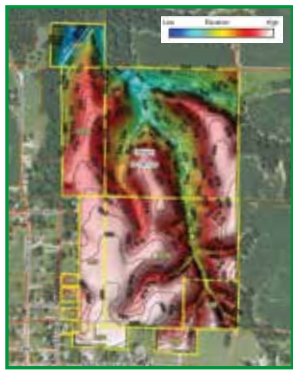
Questions or to make an offer:

Darrell Moore
Seller's Designated Representative

217.473.5486

DarrellM@Worrell-LandServices.com





Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	30.12	39.5%	119
119D2	Elco silt loam, 10-18% slopes	15.96	20.9%	100
280 E2	Fayette silt loam, 18-25% slopes	11.59	15.2%	92
8cE2	Hickory silt loam, 18-25% slopes	10.54	13.8%	69
280B	Fayette silt loam, 2-5% slopes	4.03	5.3%	121
17A	Keomah silt loam, 0-2% slopes	2.32	3.0%	119
280gD2	Fayette silt loam, 10-18% slopes	1.64	2.2%	109

*Illinois Crop Productivity Index

Weighted Productivity Index Average 103.9

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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represented by

Land Sales & Auctions • Farm Management • Land Appraisals



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