

## Armstrong Farm

This farm is one of the most unique wooded farms around. It has been owned for over 40 years by the Armstrong family. During that time thousands of trees have been planted including Firs, Spruce, Walnuts, and Pine. Underbrush has been mowed and trimmed to the extent there are four "park-like" areas scattered across the farm, which provide excellent sites for a home or cabin. The rest remains as dense woodland, which has not had a timber harvest since 2006. Wildlife is abundant and the property has not been leased for hunting during those 40 years. This woodland is unlike any that you may find.



The information contained herein is believed to be accurate, however, it is subject to verification and no liability for errors or omissions is assumed. Seller reserves the right to reject any and all bids or offers. All inquiries, inspection appointments and offers should be directed to:



Worrell-Leka Land Services, LLC

2240 W. Morton  
Jacksonville, IL 62650  
Phone: 217-245-1618  
Fax: 217-245-5318

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Jacksonville, IL 62650



Worrell-Leka Land Services, LLC

## Armstrong Farm



80 Acres ±  
14.65 Tillable  
Fayette County

Worrell-Leka Land  
Services, LLC



# 80± Acres, 14.65 tillable in Fayette County, Illinois

**Location:** 16 miles north of Vandalia, 8 miles southeast of Nokomis

**Acreage:** 80± taxable acres, with 14.65 acres tillable.

**Minerals:** Minerals are intact.

**Soils:** The tillable acreage contains Hosmer and Oconee soils.

**Productivity Index:** 107.2

**Possession:** Upon closing, subject to tenant's rights

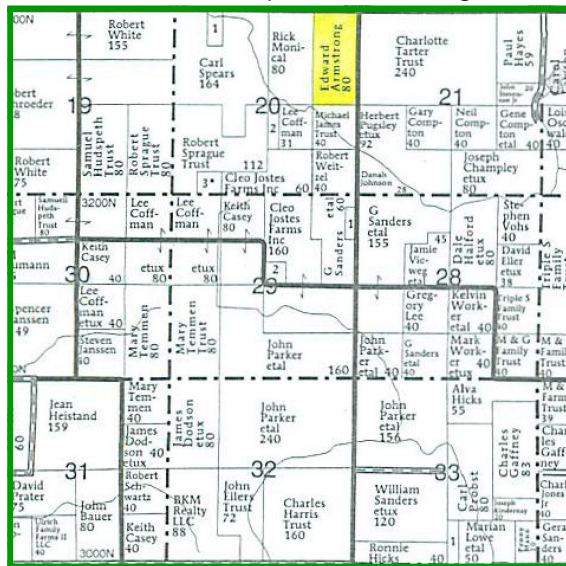
**Terms:** Cash at closing

**Taxes:** \$91.05 ('11 payable in '12)

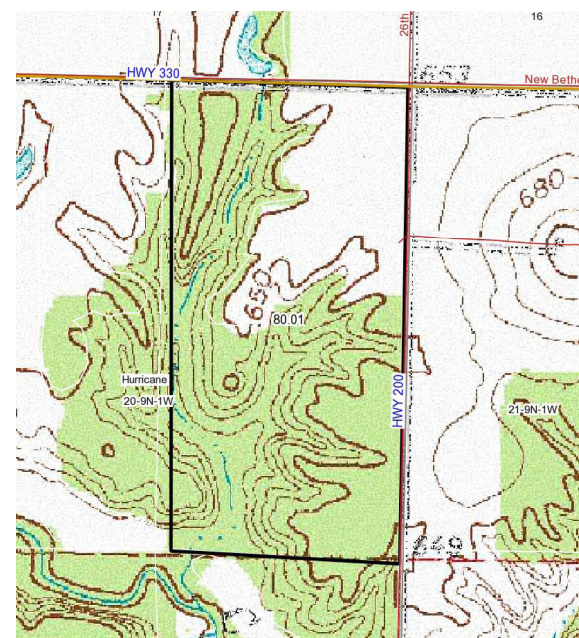
**Price:** \$2,850 per acre

Area Plat Map

Section 20, Township 9 North, Range 1 West



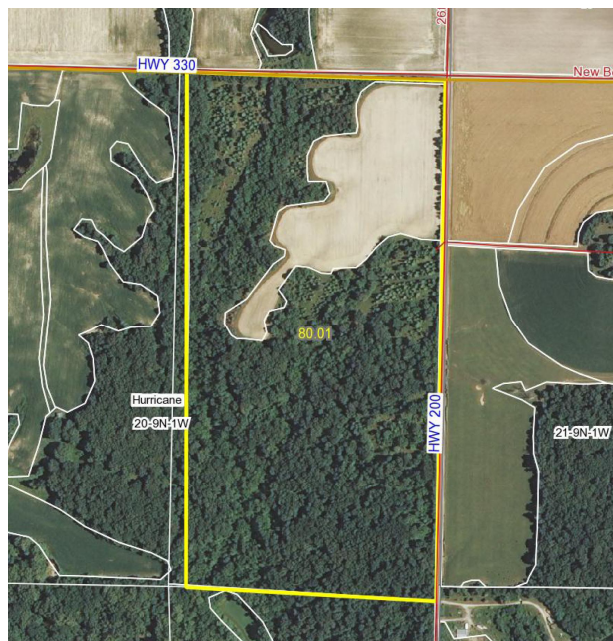
Topography Map



**Agency Notice:** Allan Worrell is the seller's designated agent. To offer a contract to purchase or for additional information, please contact:

**Phone (217) 245-1618**

**Email: [allanw@worrell-leka.com](mailto:allanw@worrell-leka.com)**



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