

Greene County Farmland For Sale

Tract 1 · 137.4 Acres

Tract 2 · 157.88 Acres



TRACT 1



TRACT 2

Location: 5 miles southeast of Carrollton, Greene County, Illinois

Acreage: 137.4 acres, 78.58 cropland, and 25.2 enrolled in CRP

Topography: Level to rolling

Minerals: In tact

Soils: Predominantly Keomah and Rozetta

Productivity Index: 115.7

Taxes: \$621.12

Price: \$8,500 per acre

Possession: Upon closing, subject to tenant's rights

Location: 3 miles west of Kane or 10 miles southwest of Carrollton, Greene County, Illinois

Acreage: 157.88 acres, 44.44 cropland, and 30.2 enrolled in CRP, and the balance in timber

Topography: Rolling to steep

Minerals: In tact

Soils: Tillable soils and Fayette and Wakeland

Productivity Index: 120.1

Taxes: \$750.08

Price: \$3,550 per acre

Possession: Upon closing, subject to tenant's rights



worrell-leka.com



217.245.1618

TRACT 1



TRACT 2



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

217.245.1618

Email: allanw@worrell-leka.com

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:

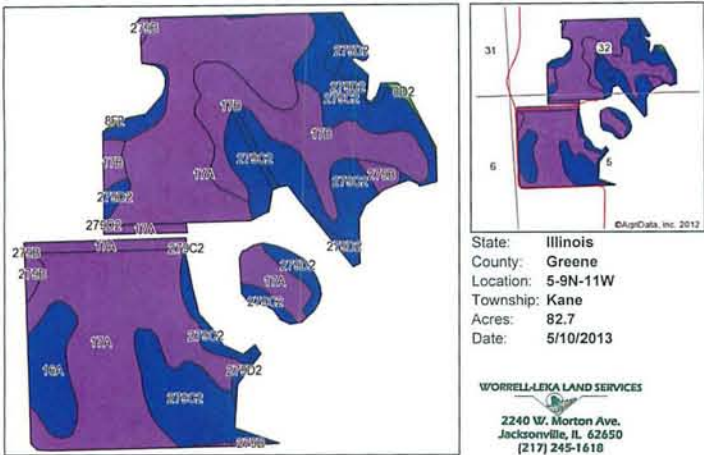
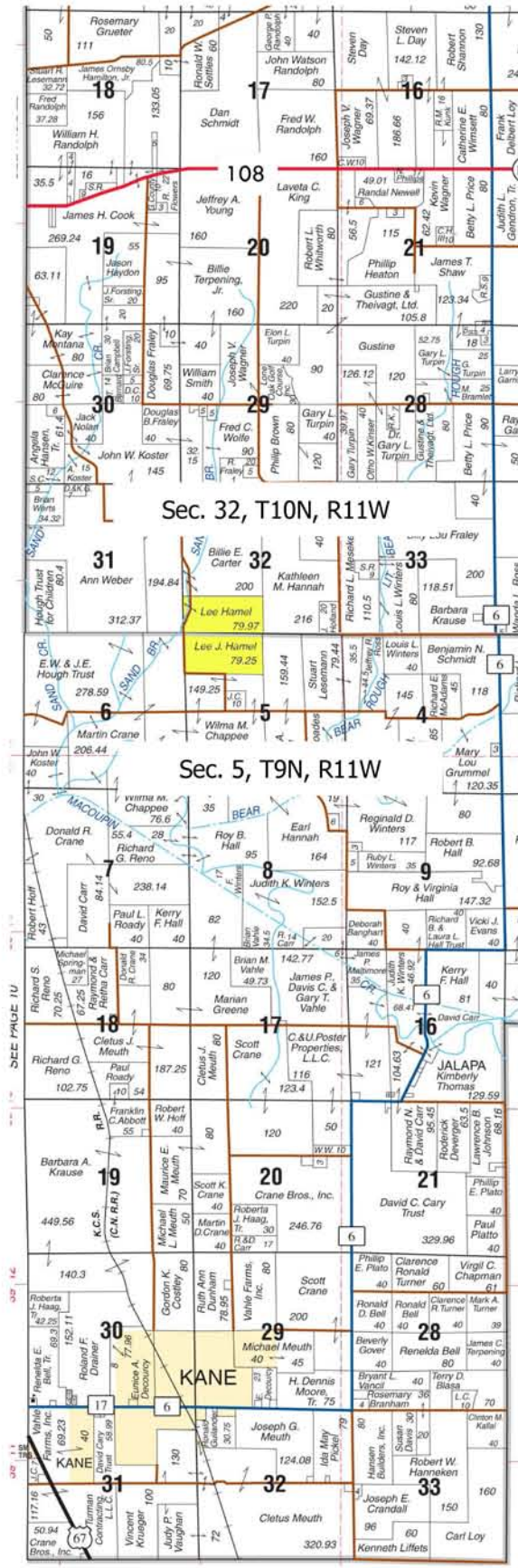
Worrell-Leka Land Services, LLC
2240 W. Morton Ave., Jacksonville, IL 62650
wlls@worrell-leka.com



Tract 1

137.4 Acres • 78.58 cropland • 25.2 CRP

This tract offers a combination of productive farmland, woodland, income-producing CRP acreage, and a beautiful pond. According to USDA records, there are 78.58 acres of NHEL crop land, with an additional 25.2 acres enrolled in CRP. This earns an annual payment of \$4,668 per year, with an expiration date of 2022. The balance is devoted to woodland and an exceptional 2½ acre pond.

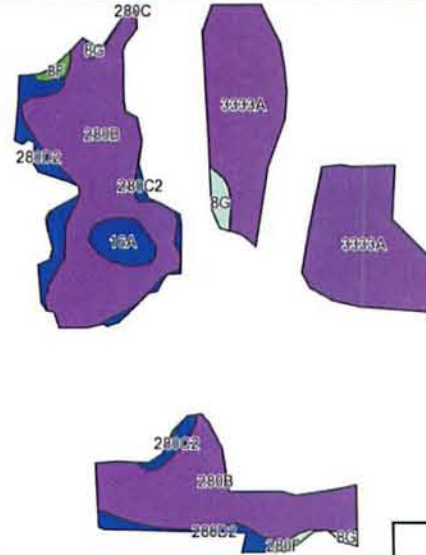
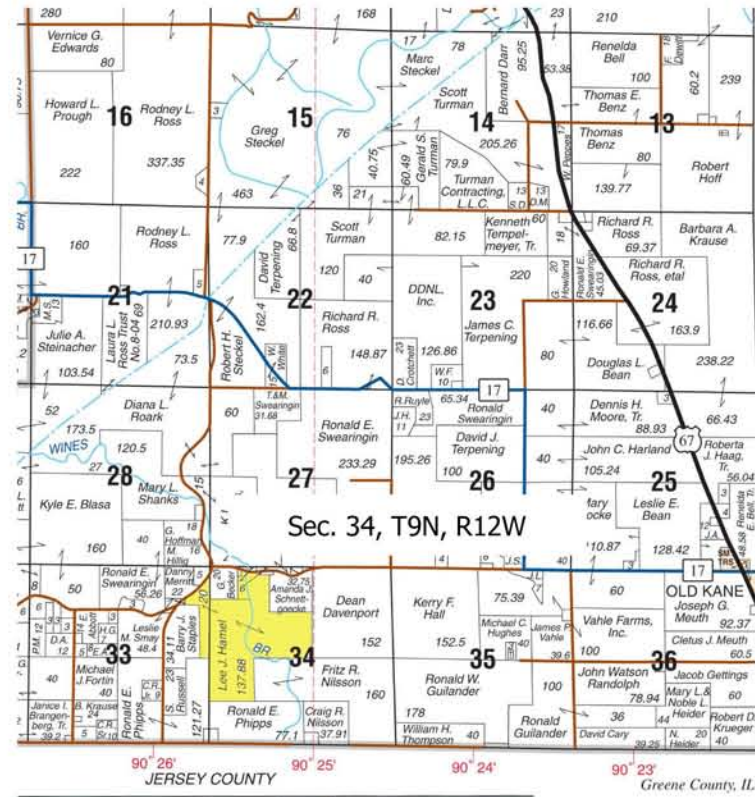


Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
17A	Keomah silt loam, 0 to 2 percent slopes	41.3	49.8%		161	51	65	119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	19.4	23.5%		**153	**47	**60	**112
**17B	Keomah silt loam, 2 to 5 percent slopes	10.7	12.9%		**159	**50	**64	**118
**279D2	Rozetta silt loam, 10 to 18 percent slopes, eroded	5.4	6.6%		**146	**45	**58	**107
16A	Rushville silt loam, 0 to 2 percent slopes	4.2	5.1%		147	48	61	109
**279B	Rozetta silt loam, 2 to 5 percent slopes	1.5	1.8%		**162	**50	**64	**119
**8D2	Hickory loam, 10 to 18 percent slopes, eroded	0.2	0.3%		**108	**36	**44	**82
Weighted Average					157	49.3	62.9	115.8

157.88 Acres • 44.4 cropland • 30.2 CRP

Tract 2

This is a beautiful tract of woodland, cropland, and income-producing CRP land. This tract has a little bit of everything for the nature lover. The subject has 30.2 acres of CRP ground, which generates income of \$3,295 per year. There are numerous CRP contracts, some of which expire in 2014, 2015, and 2022. This tract also contains 44.4 acres in cropland, and the balance in timber. None of the timber has been recently logged.



Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**280B	Fayette silt loam, 2 to 5 percent slopes	22.4	48.7%		**165	**52	**65	**121
3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	16.9	36.6%		174	56	68	128
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	3	6.4%		**149	**47	**59	**109
16A	Rushville silt loam, 0 to 2 percent slopes	1.4	3.1%		147	48	61	109
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	1	2.1%		**155	**49	**61	**113
**8G	Hickory silt loam, 35 to 60 percent slopes	0.9	1.9%		**58	**20	**24	**44
**8F	Hickory silt loam, 18 to 35 percent slopes	0.3	0.6%		**86	**29	**35	**65
**280F	Fayette silt loam, 18 to 35 percent slopes	0.2	0.4%		**119	**38	**47	**87
Weighted Average					163.5	52.1	64.3	120.1