



MACOUPIN COUNTY, ILLINOIS LAND FOR SALE

60 ACRE REC/AG COMBO FARM

This 60 acre tract offers secluded recreational enjoyment, buildable potential, and crop/CRP income. An attractive block of mature timberland provides the perfect backdrop for great hunting. A well-stocked and maintained pond sits on the Northern portion of the farm, right along a dead-end road. The land has excellent potential for development, with electricity and rural water on-site. Distance to nearby towns: Palmyra - 3 minutes, Carlinville - 20 minutes, Jacksonville - 30 minutes, Springfield - 45 minutes.

Income is generated by 38.53 tillable acres that carry a weighted productivity index rating of 114.3. Additionally, 3.14 acres are enrolled in CRP, paying \$588 annually (2.38 acres expire in 2025; 0.76 acres expire in 2026). Easy access is available from Gates Road.

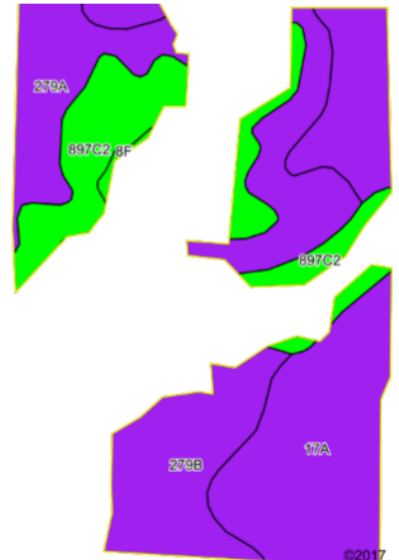
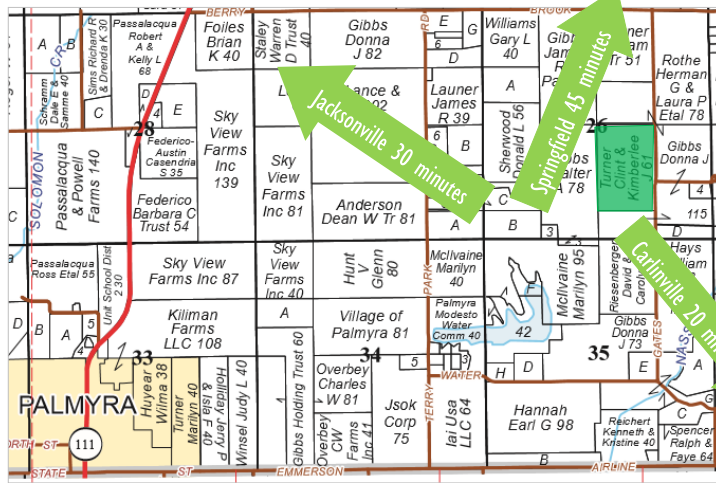
This property is an appealing mix that is worth seeing! More photos are available at www.Worrell-LandServices.com.

Location:

2 miles Northeast of Palmyra in Macoupin County (Section 26 - T.12N. - R.8W.)

Taxes: \$1,086.80

Asking Price:
\$6,600 Per Acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
17A	Keomah silt loam, 0-2% slopes	13.62	38.5%	119
279A	Rozetta silt loam, 0-2% slopes	8.79	24.8%	120
897C2	Bunkum-Atlas silt loams, 5-10% slopes, eroded	6.70	18.9%	94
279B	Rozetta silt loam, 2-5% slopes	6.11	17.3%	119
8F	Hickory silt loam, 18-35% slopes	0.17	0.5%	65
Weighted Productivity Index Average				114.3

Want to learn more or schedule a showing?

Contact Luke Worrell, the seller's designated agent, at 217.245.1618 or LukeW@Worrell-LandServices.com

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