



SCOTT COUNTY, ILLINOIS LAND FOR SALE

103 ACRE REC/AG COMBO FARM

A nice 103 acre recreational tract with the added benefits of location and income! This land offers the seclusion and mature timber that hunters seek. If you enjoy fishing, then you'll love casting your line into the stocked pond. The land also serves as an income-generator, with 40.37 tillable acres that carry a weighted productivity index rating of 115.6. Tenancy is open for the 2018 growing season.

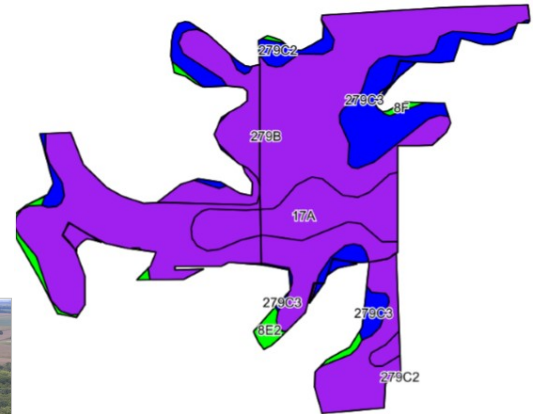
This property is conveniently located near Route 67, one mile Northeast of Manchester, close to several other neighboring communities. Access is available from a recorded easement. Call today to check out all this land has to offer! More photos are available at www.Worrell-LandServices.com.

Location:

One mile Northeast of Manchester in Southeastern Scott County; One half-mile from Route 67 (Sections 15 & 22, T13N, R11W)

Taxes: \$602.02

Asking Price:
\$3,950 Per Acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
279B	Rozetta silt loam, 2-5% slopes	28.54	70.7%	119
17A	Keomah silt loam, 0-2% slopes	4.66	11.5%	119
279C3	Rozetta silty clay loam, 5-10% slopes, severely eroded	4.42	10.9%	103
279C2	Rozetta silt loam, 5-10% slopes, eroded	1.70	4.2%	112
8E2	Hickory silt loam, 18-25% slopes, eroded	0.94	2.3%	69
8F	Hickory silt loam, 18-35% slopes	0.11	0.3%	65
Weighted Productivity Index Average				115.6

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

Worrell Land Services, LLC · 2240 West Morton Avenue, Jacksonville, Illinois 62650