

MACOUPIN COUNTY, ILLINOIS FARMLAND FOR SALE

IMMEDIATE POSSESSION! 97% TILLABLE CLASS A FARM

This is a nice-sized tract of Class A tillable farmland in a strong agricultural community just west of Scottville. Consisting of 68.80 taxable acres, the tract is 97% tillable with 66.81 acres being in production. The tillable acreage carries a "Class A" weighted Productivity Index Rating of 134.2. The farm is easily assessible from the Scottville Modesto Road to the south and Locust Road to the north.

To view additional photos and maps, visit us online at www.Worrell-LandServices.com. Aerial photos were taken shortly after the heavy rainfall in late April/early May and indicate the farm's drainage capabilities. For more information or to make an offer, contact the Sellers' Agent, Allan Worrell at 217.245.1618.

Location: One half mile west of Scottville in Macoupin County, Illinois (17-12N-9W)

Taxes: \$2,115.14

Primary Soil Types: Ipava, Assumption

Productivity Index Rating: 134.2, Class A

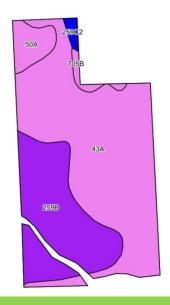
Topography: Level

Mineral Rights: In tact

Possession and Terms: Immediate possession upon contract signing with non-refundable earnest money down. Reimbursement of input costs will be included in the closing costs.

Asking Price: \$12,300 per acre

Mansfield Mansfield Wilma L 75	A	VanBebber & Maria L	5	Kates Matthew & Janice B 40	B Cole Mark	D A	Pirkle Steven L & Brenda	Frank Joseph C Jr & Etta C 40
Steckel George M Tr 100	Sleeman Dorothy J 60	Sleem Dorothy	1181	Cole Mark A &	A & Julie 55	Butler Linda K Tr 40	61	White Opal 61
Smith David E Jr Etal 157	Moberly D Kent & M Elaine 80	t &	Hicks Noel E & Wanda D 40	Julie 81	Arm K	ndall netta 80	VanBebber L Kent & Melissa A 53	Frank Joseph C Trust
William B & Sherri L 162		Wob Real Butche	Butcher lames W & Ruby M 80	771122	Polis Clay to	Ambrose Charles T & David 40	FC	81
Butcher William B 5 & Sherri L 62	Butcher James L 80	Michael Mary J	R & 92 N	Mark A 40	Cole Mark A 80	Passalacqua Passalacqua Passalacqua Ambrose	o) See Jerrold 8	A Woolfolk Carroll 58
LOCUST 18	7	Funderb Carol A	ourk Jan	nes W & ny M 212	ROCK	Terry W & David	Ambrose	$\overline{}$
Hicks Noel E 486	Barrow Alvin E & Leslie	VanBebber Michael P & Sandra 79	Ha	wkins	5	L#IT	Hicks Noel	Hicks Steven E & Deborah L 69
SCOTTIVILLE	A 79	005070	Dorot	rell W & hy L 147 RD	SC	OTTV T ^{CHARLÉ}		V S:T Cole
nes D Nos D VanBebber Michael P Trust 113 ks Noel E &	WanBebber Michael P & Sandra 99	Alvin Hicks Noel E & Wanda D 118 Barrow Alvin E &			Ross Charle H Jr 8		Robert r 132	Michael G & Bonnie M 40 Butler
Bates James D		Barro Le:	Cole Gale & Joyce	Eleano I 76		21 Hicks	Linda K Tr 34 Noel E &	
A CONTRACTOR OF THE PROPERTY O	Elliott L Joe 239	Elliott L Joe 80	VanBebber Fred 62	Trust 122	1 RE	Woolfol Ronald D.161	K	D 145
ATHENSVILLE	259		V ₅₂	1	1	1	4	A (0)









Code	Soil Description	Acres % of Field		Illinois Crop Productivity Index	
43A	lpava silt loam, 0-2% slopes	41.65	62.3%	142	
259B	Assumption silt loam, 2-5% slopes	19.72	29.5%	118	
50A	Virden silty clay loam, 0-2% slopes	3.54	5.3%	135	
705B	Buckhart silt loam, 2-5% slopes	1.09	1.6%	141	
259C2	Assumption silt loam, 5-10% slopes, eroded	0.81	1.2%	Ш	
	134.2				

Want to learn more or make an offer? Give us a call at 217.245.1618!

Or email the Sellers' Agent, Allan Worrell at AllanW@Worrell-LandServices.com









IMMEDIATE POSSESSION OF CLASS A FARMLAND!

MACOUPIN COUNTY, ILLINOIS

FARMLAND FOR SALE

Class A Farm · 97% Tillable · Great Access





2240 West Morton Avenue, Jacksonville, IL 62650