



GREENE COUNTY, ILLINOIS LAND FOR SALE

120 ACRES - 70/30 MIX OF TILLABLE & HUNTING LAND ATTRACTIVE LEASE-BACK POTENTIAL

Providing an opportunity to own the highly sought-after combination of income and hunting that so many desire, this farm in Northern Greene County is a dream tract. This 120 acre tract encompasses 84.64 tillable acres with the remaining acreage being wooded. The tillable acreage is comprised primarily of Hickory, Keomah and Atterberry silt loams. Grass lanes and crossings make it possible to navigate the farm with ease with large machinery.

The sprawling timber gives the property a large feel and lots of field-edge for wildlife. The layout provides a great funnel for whitetail, with ample opportunities that would excite any hunting enthusiast.

Great income and hunting come together on this one! To make an appointment to see this property, call the Seller's Agent and Managing Broker, Luke Worrell, at 217.245.1618. For additional property information, visit www.Worrell-LandServices.com.

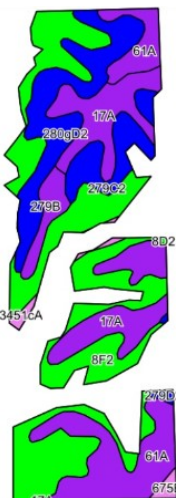
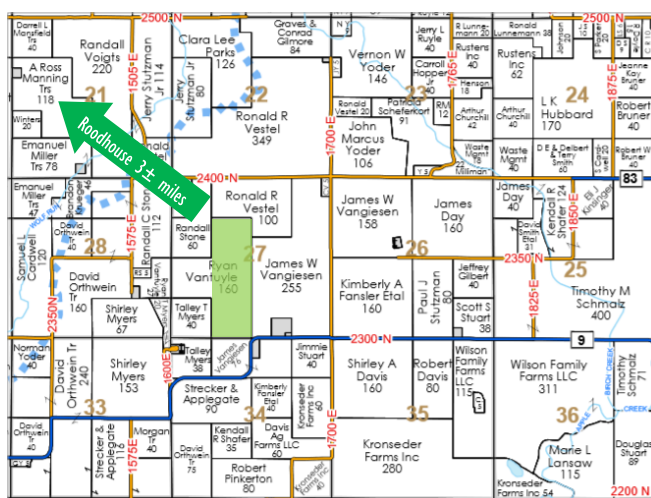
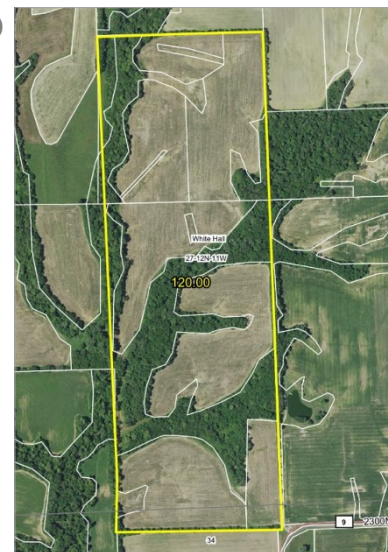
Location: Northern Greene County, Illinois approx. 3 miles SE of Roodhouse in S27-T12N-R11W.

Access: Via a short easement right off the White Hall Blacktop.

Possession and Terms: Possession at closing, upon completion of 2019 harvest. Cash at closing.

Taxes: TBD

Asking Price:
\$5,000 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
8F2	Hickory silt loam, 18-35% slopes, eroded	32.92	38.9%	61
17A	Keomah silt loam, 0-2% slopes	15.18	17.9%	119
61A	Atterberry silt loam, 0-2% slopes	14.25	16.8%	132
280gD2	Fayette silt loam, glaciated, 10-18% slopes, eroded	12.11	14.3%	109
279C2	Rozetta silt loam, 5-10% slopes, eroded	5.65	6.7%	112
279B	Rozetta silt loam, 2-5% slopes	2.69	3.2%	119
3451cA	Lawson silt loam, cool mesic, 0-2% slopes, frequently flooded	0.78	0.9%	140
675B	Greenbush silt loam, 2-5% slopes	0.65	0.8%	133
279D2	Rozetta silt loam, 10-18% slopes, eroded	0.41	0.5%	107
Weighted Productivity Index Average				97



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

Or email the Seller's Agent and Managing Broker, Luke Worrell at LukeW@Worrell-LandServices.com
Or stop by Worrell Land Services located at 2240 West Morton Avenue, Jacksonville IL 62650



This information was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owners or their agents. Mapping data provided by USDA and NRCS via AgriData. Worrell Land Services, LLC is acting as the seller's designated representative. Managing Broker: Luke Worrell #471.019996.



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ATTRACTIVE LEASE-BACK POTENTIAL**

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Excellent Combination of Income-Producing & Recreational Land!



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