



**GREAT OPPORTUNITY TO PURCHASE
INCOME-PRODUCING LAND!**

MCDONOUGH COUNTY, ILLINOIS LAND FOR SALE

208.72± ACRES · 3 TRACTS · NEAR COLMAR

Row Crop · Long-Term CRP · Great Location & Access



MCDONOUGH COUNTY, ILLINOIS LAND FOR SALE

208.72± ACRES · 3 TRACTS

GREAT OPPORTUNITY TO PURCHASE INCOME-PRODUCING LAND



86.72 TAXABLE ACRES

- 89% Income-Producing
- 32.12 Tillable Acres
- 45.49 Acres CRP @ \$232.28/
Acre through September 2022
- Hunting Potential

88± ACRES

- 96.8% Income-Producing
- 77.38 Tillable Acres
- 7.81 Acres CRP @ \$232.28/
Acre through September 2022

34± ACRES

- 82.6% Income-Producing
- 20.81 Tillable Acres
- 7.28 Acres CRP @ \$335.34/
Acre through September 2023
- Build-Site Potential

Property Location: Just off Route 61 approximately 18 miles Southwest of Macomb in
McDonough County, Illinois (Section 7 - T4N - R4W) near the Western Grain Marketing Colmar elevator

**Want to learn more or make an offer? Contact the Listing Agent,
Adam Bauer at 309.333.7617 or AdamB@Worrell-LandServices.com**

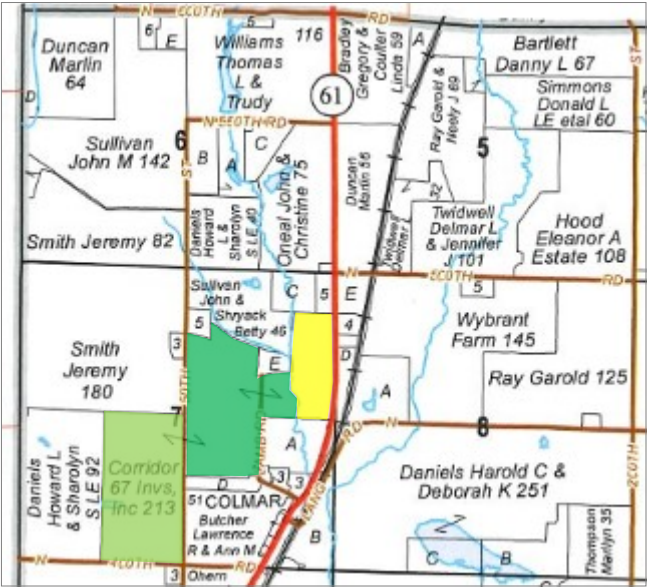
Worrell Land Services, LLC
2240 West Morton Avenue
Jacksonville, Illinois 62650
Office 217.245.1618
www.Worrell-LandServices.com



Adam Bauer, Land Broker
Serving McDonough, Schuyler,
Brown & Fulton Counties
Cell 309.333.7617
AdamB@Worrell-LandServices.com

ABOUT THE TRACTS

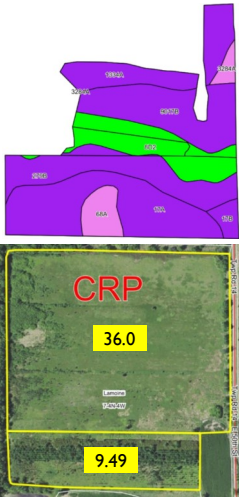
Located just off Route 61 approximately 18 miles Southwest of Macomb, these tracts are conveniently located and easily accessible. Each tract is uniquely different from the next, but each consistently offers revenue streams and other features. Hog manure has been applied to the tillable acreage on all three tracts. Additional photos and tract-specific maps are available online at www.Worrell-LandServices.com. To learn more or make an offer, call the Seller’s Agent, Adam Bauer, at 309.333.7617.



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.

TRACT 1: 86.72± TAXABLE ACRES, 89% INCOME-PRODUCING

With a little bit of everything, this tract has potential from a variety of sources. Of the 86.72 total acres, 77.61 acres are income-producing. The 32.12 tillable acres are located on a slightly higher terrain, which assists with its drainage capabilities. Additionally, 45.49 acres are enrolled in a long-term CRP program that generates \$232.28/acre through September 2022. The large open bottom with cover, combined with excellent food sources and water supply from an on-site pond, indicates this property’s hunting appeal.



Taxes: \$678.16
Annual CRP Payment: \$10,566.41
Productivity Index of Tillable Acreage: 114.5
Access: From 400th Road to the South and 50th Street to the East
Possession: Immediate possession at closing.
Asking Price: \$5,800 per acre

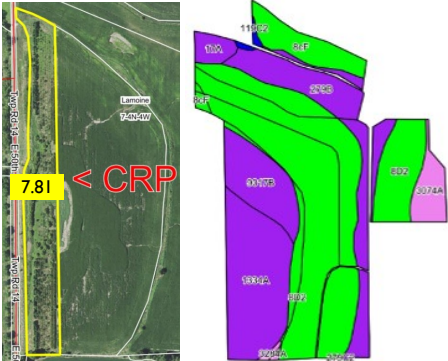
Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
17A	Keomah silt loam, 0-2% slopes	8.27	25.7%	119
9017B	Keomah silt loam, terrace, 2-5% slopes	6.06	18.9%	119
279B	Rozetta silt loam, 2-5% slopes	5.74	17.9%	119
8D2	Hickory silt loam, 10-18% slopes, eroded	4.91	15.3%	82
1334A	Birds silt loam, undrained, 0-2% slopes, frequently flooded	4.29	13.4%	117
68A	Sable silty clay loam, 0-2% slopes	1.59	5.0%	143
17B	Keomah silt loam, 2-5% slopes	0.74	2.3%	118
3284A	Tice silty clay loam, 0-2% slopes, frequently flooded	0.52	1.6%	134
Weighted Productivity Index Average				114.5



TRACT 2: 88± ACRES, 96.8% INCOME-PRODUCING

Tract 2 offers the highest percentage of income-producing acres. The tract is a total of 88± acres, 77.48 acres of which are tillable with a waterway bisecting that aids with waterflow. Another 7.81 acres are enrolled in a long-term CRP program that pays \$232.28/acre through September 2022. A survey will be completed if Tracts 2 and 3 are sold separately.*

Taxes: TBD by Assessor after survey.
Annual CRP Payment: \$1,814.06
Productivity Index of Tillable Acreage: 98.3
Access: From 50th Street to the West and 425th Road to the East
Possession: *At closing, upon completion of survey.
Asking Price: \$6,250 per acre



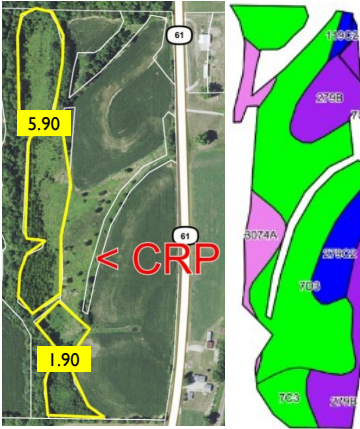
Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
8D2	Hickory silt loam, 10-18% slopes, eroded	36.97	47.8%	82
1334A	Birds silt loam, undrained, 0-2 slopes, frequently flooded	12.74	16.5%	117
279B	Rozetta silt loam, 2-5% slopes	11.63	15.0%	119
9017B	Keomah silt loam, terrace, 2-5% slopes	6.29	8.1%	119
8cF	Hickory silt loam, cool mesic, 18-35% slopes	4.70	6.1%	65
3074A	Radford silt loam, 0-2% slopes, frequently flooded	2.90	3.7%	136
17A	Keomah silt loam, 0-2% slopes	1.53	2.0%	119
119C2	Elco silt loam, 5-10% slopes, eroded	0.32	0.4%	104
3284A	Tice silty clay loam, 0-2% slopes, frequently flooded	0.30	0.4%	134
Weighted Productivity Index Average				98.3



TRACT 3: 34± ACRES, 82.6% INCOME-PRODUCING, POSSIBLE BUILD-SITE

With income from multiple sources, veiled hunting potential, and even a possible build-site, this tract is an ideal size and unique composition. Tract 3 has the longest -running, and highest-paying CRP contract of the three, paying \$335.34 through September 2023 on 7.80 acres. Another 20.81 acres are currently tillable farmland, but if you’re looking for a potential build-site, the possibility exists to convert some of the acreage. Rural water and electricity run along Route 61. A survey will be completed if Tracts 2 and 3 are sold separately.*

Taxes: TBD by Assessor after survey completion.
Annual CRP Payment: \$2,615.65
Access: From Route 61 to the East
Possession: *At closing, upon completion of survey.
Asking Price: \$5,250 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
7D3	Atlas silty clay loam, 10-18% slopes, severely eroded	11.57	55.6%	62
279B	Rozetta silt loam, 2-5% slopes	4.14	19.9%	119
3074A	Radford silt loam, 0-2% slopes, frequently flooded	1.96	9.4%	136
279C2	Rozetta silt loam, 5-10% slopes, eroded	1.64	7.9%	112
7C3	Atlas silty clay loam, 5-10% slopes, severely eroded	1.17	5.6%	67
119C2	Elco silt loam, 5-10% slopes, eroded	0.33	1.6%	104
Weighted Productivity Index Average				85.2

