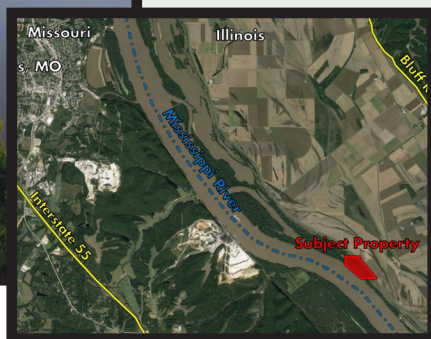


# MONROE COUNTY

LEVEE ROAD • FULTS, ILLINOIS 62244

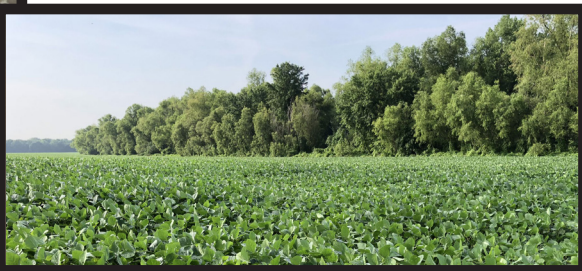
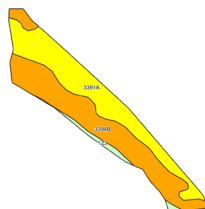
## 62.21 ACRES M/L

PRICE: \$217,735 PRICE PER ACRE: \$3,500



### TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	Crop Productivity
3394B	Haynie silt loam	11.66	51.4%		118
3391A	Blake silty loam	10.16	44.8%		116
123	Riverwash	0.87	3.8%		N/A
		<b>Weighted Average</b>			<b>112.5</b>



## LISTING #14832

### DESCRIPTION:

Offering 62.21 acres m/l of tillable and recreational ground along the Mississippi River in Monroe County, IL! Located just 40 miles south of St. Louis, this affordable property offers over 2,000 ft of Mississippi River frontage allowing for endless recreational opportunities. Income is provided by 22.69 FSA tillable acres carrying a productivity index of 112.5. The remaining portion of the farm is comprised of timbered areas, which combined with river access create excellent deer and waterfowl hunting potential. This land is located west of Fults, IL with good access from Levee Road and in section 23 of Precinct 15 Township, Monroe County.

### FARM DETAILS:

FSA Cropland Acres: 22.69  
Corn Base: 8.80 Acres with a PLC Yield of 140  
Soybean Base: 16.32 Acres with a PLC Yield of 43  
Wheat Base: 2.43 Acres with a PLC Yield of 50

### DIRECTIONS:

From Fults, IL: Travel southwest along Ivy Road approximately 2.25 miles and continue following Ivy Road as it turns northwest and turns into Levee Road. Continue on Levee Road for approximately 3.25 miles and the farm will be situated on the southwest side of Levee Road.

**TRAVIS SMOCK** 319.361.8089  
Travis@PeoplesCompany.com



PeoplesCompany.com