

FARMLAND FOR SALE

Douglas County, Illinois



16± ACRES
Asking Price: \$12,950/Ac.

Property Description

A quality Douglas Co. farm featuring a 139.9 Productivity Index. 2019 real estate taxes due in 2020 are \$719.54 (or \$45.31 per acre).

Acreage

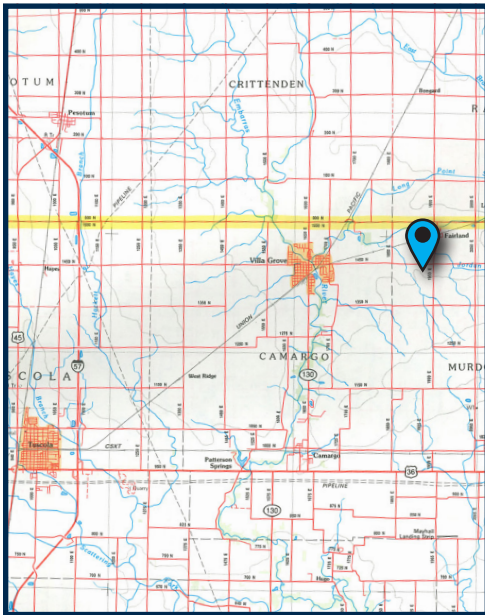
15.88± taxable acres and is 100% tillable

Location

Section 7, Murdock Township, Douglas County (T16N-R10E)

• 2 miles east of Villa Grove

[CLICK TO VIEW AERIAL VIDEO](#)



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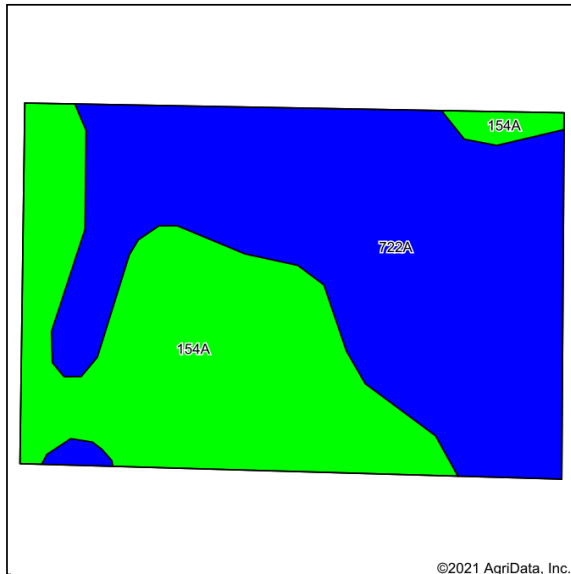


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Soil Map



Soils data provided by USDA and NRCS.

Area Symbol: IL041, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Subsoil rooting #	Corn BuA	Soybeans BuA	Crop productivity index for optimum management
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	9.16	58.8%		FAV	184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	6.42	41.2%		FAV	194	63	144
Weighted Average						188.1	61.2	139.9



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AGENCY: Murray Wise Associates is the exclusive agent of the seller.

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