



TRAVIS SMOCK

TRAVIS@PEOPLES COMPANY.COM

319.361.8089

FARMLAND AVAILABLE

MONROE COUNTY, IL

PROPERTY INFO

Offering 111.02 acres m/l of highly tillable, levee protected farmland near Fults, Illinois. This farm consists of 101.49 FSA tillable acres carrying a PI of 113.5. Primary soil types include Ambraw silty clay loam, Haynie silt loam, and Fults silty clay. The crop lease has been terminated and the farm is open for the 2022 season. There has been a long term tenant in place that is willing to continue renting if the Buyer is an investor. The property is located just southwest of Fults along Levee Road in section 5 of Precinct 13 Township, Monroe County, IL. Additional land is available in the area.



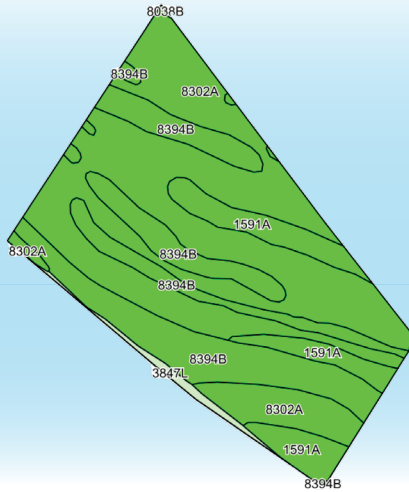
Offering 62.21 acres m/l of tillable and recreational ground along the Mississippi River in Monroe County, IL! Located just 40 miles south of St. Louis, this affordable property offers over 2,000 ft of Mississippi River frontage allowing for endless recreational opportunities. Income is provided by 22.69 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. The crop lease has been terminated and the farm is open for the 2022 season. There has been a long term tenant in place that is willing to continue renting. This land is located west of Fults, IL with good access from Levee Road and in section 23 of Precinct 15 Township, Monroe County. There is additional land available in the area.

Offering 288.64 acres m/l of unique riverfront farmland near Fults, Illinois. This farm features 107.44 FSA tillable acres carrying a PI of 109 with the remaining land consisting of multiple timbered areas and water. Primary soil types include Haynie silt loam and Blake silty clay loam. The property offers excellent Mississippi River frontage and the opportunity to own part of your own island creating endless recreational opportunities from boating to deer and waterfowl hunting. The crop lease has been terminated and the farm is open for the 2022 season. There has been a long term tenant in place that is willing to continue renting. The farm is located just southwest of Fults with good access from Levee Road in sections 5, 6, 7 & 8 of Precinct 13 Township, Monroe County, IL. Additional land is available in the area.



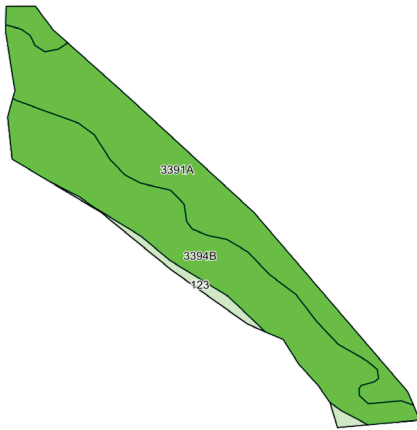
FOR MORE INFORMATION, PHOTOS, MAPS, AND AERIAL DRONE VIDEO PLEASE VISIT OUR WEBSITE.

TILLABLE SOILS



Code	Soil Description	Acres	% of Field	PI	Legend
8302A	Ambraw silty clay loam	57.69	56.8%	114	
8394B	Haynie silt loam	30.33	29.9%	118	
1591A	Fults silty clay	11.89	11.7%	115	
3847L	Fluvaquents-Orthents complex	1.58	1.6%	-	
Weighted Average				113.5	

Directions: From Fults, IL: Travel southwest along Ivy Road approximately 2.25 miles to Levee Road. Turn left onto Levee Road and continue approximately 1.7 miles. Farm is situated on the northeast side of Levee Road.



Code	Soil Description	Acres	% of Field	PI	Legend
3394B	Haynie silt loam	11.66	51.4%	118	
3391A	Blake silty clay loam	10.16	44.8%	116	
123	Riverwash	0.87	3.8%	-	
Weighted Average				112.5	

Directions: From Fults, IL: Travel southwest along Ivy Road for 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.



Code	Soil Description	Acres	% of Field	PI	Legend
3394B	Ambraw silty clay loam	59.89	56.8%	118	
3391A	Blake silty clay loam	39.09	29.9%	116	
3646A	Fluvaquents, loamy	5.99	11.7%	-	
3092B	Sarpy fine sand	1.45	1.6%	84	
3847L	Fluvaquents-Orthents complex	1.02	0.9%	-	
Weighted Average				109	

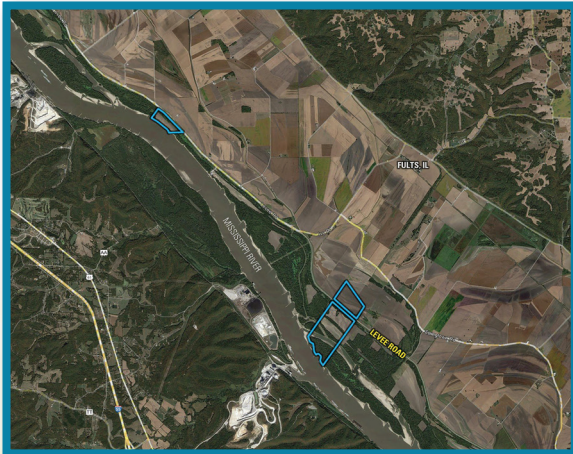
Directions: From Fults, IL: Travel southwest along Ivy Road approximately 2.25 miles to Levee Road. Turn left onto Levee Road and continue approximately 1.7 miles. The farm is situated on the southwest side of Levee Road.



12119 STRATFORD DR, STE B
CLIVE, IA 50325
PEOPLESCOMPANY.COM

TRAVIS SMOCK

TRAVIS@PEOPLESCOMPANY.COM
319.361.8089



461.87

TOTAL ACRES M/L

OFFERED IN THREE SEPARATE TRACTS

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

