

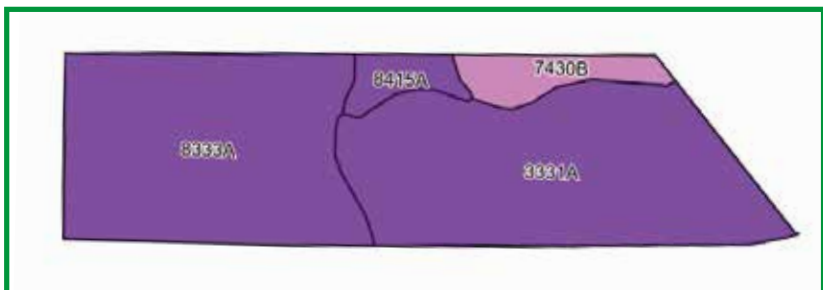
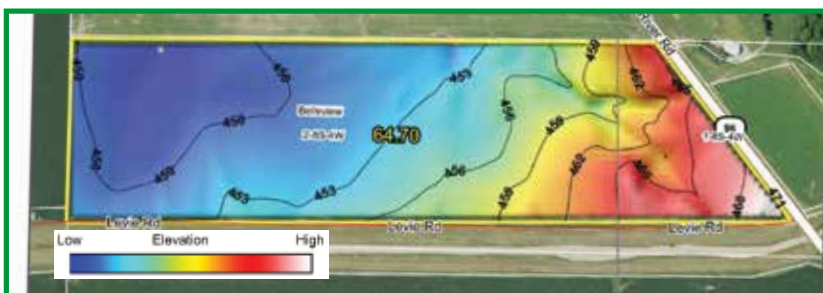
CALHOUN COUNTY, ILLINOIS



FARMLAND FOR SALE

Tillable Farmland 64.7± Acres

A great chance to own a highly-productive and entirely tillable farmland tract in the Mississippi River Bottoms. These 64.7± acres sit to the West of Highway 96 in the very North end of Calhoun County, approximately 5 miles South of Pleasant Hill. According to the tax records, there are 64.7 taxable acres although the FSA shows 67.15 tillable acres. It is entirely tillable acreage with a strong Productivity Index rating of 130.6. With few historical transactions in this precise area, don't miss the rare chance to lock in this great opportunity to expand your row crop acreage.



Code	Soil Description	Acres	% of Field	ICPI*
3331A	Haymond silt loam, 0-2% slopes,	31.80	47.4%	132
8333A	Wakeland silt loam, 0-2% slopes,	28.75	42.8%	128
7430B	Raddle silt loam, 2-5% slopes	4.00	6.0%	138
8415A	Orion silt loam, 0-2% slopes,	2.60	3.9%	131
Weighted Productivity Index Average 130.6				

*Illinois Crop Productivity Index



Property Details

Property Location: Northern Calhoun County along Route 96 in Sections 1&2 – Township 8S – Range 4W. Head South on Route 96 out of Pleasant Hill approximately 5 miles. Property is located on the West side of Route 96.

Acreage: 64.7 taxable acres, 67.15 USDA tillable acres

Access: From Route 96 along the Eastern boundary of the property

Productivity Index Rating: 130.6

Primary Soil Types: Haymond & Wakeland

Topography: Level

Parcel Numbers: 07-02-02-200-003, 07-02-01-100-002

2020 Real Estate Taxes (Payable 2021): \$1,834.80

2021 Drainage Taxes: \$850.94 plus special drainage assessment tax of \$895.78 for the next 7 years.

Tenancy: Open for the 2022 cropping season.

Possession & Terms Summary: Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing.

MLS#: CA1012031

Asking Price: \$12,500 per acre



**Questions or to
make an offer:**

Luke Worrell
Managing Broker

217.473.7039





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. Boundaries on maps and photos are approximate. Worrell Land Services, LLC is acting as the seller's agent. Additional details, maps, and photos are available online at www.Worrell-LandServices.com

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64.7± Acres



represented by
WORRELL
LAND SERVICES, LLC

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CALHOUN COUNTY, ILLINOIS
Tillable Farmland
64.7± Acres

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