



2240 West Morton Avenue, Jacksonville, IL 62650
217.245.1618 • info@Worrell-LandServices.com
www.Worrell-LandServices.com

FAYETTE COUNTY, IL
 LAND FOR SALE

167± Acres as 3 Tracts

FAYETTE COUNTY, IL
 LAND FOR SALE

167± Acres as 3 Tracts



represented by

FAYETTE COUNTY, IL
 LAND FOR SALE
167± ACRES AS 3 TRACTS

Three unique tracts in three distinct areas of Fayette County, Illinois – all great opportunities to grow your land footprint!



- Tract 1: 40± Acres**
Nearly All Tillable Farmland
- Tract 2: 47± Acres**
Nearly All Tillable Farmland
- Tract 3: 80± Acres**
Rec/Hunting Land + Tillable Farmland

Tenancy is open for all three tracts for 2026. Earnest money is due upon signing a contract to purchase.
Cash due and possession granted at closing.

Additional details, maps, and photos are available at Worrell-LandServices.com



Austin Hornstein



Luke Worrell

Austin Hornstein
AFM
217.379.7077

Luke Worrell, AFM, ALC
Managing Broker
217.473.7039





TRACT 1

40.00± Acres

Nearly All Tillable Farmland

Here is a nice 40.00± acres right along the Fayette and Marion County, Illinois line. This tract is nearly entirely tillable with approximately 39.96± row crop acres that carry a Productivity Index Rating of 104.4. There are no obstructions to farm around – a perfectly-farmable, level square tract. The farm is located at the corner of Fayette Road and County Road 1500E roughly 7± miles Northeast of Vernon and 15± miles Southeast of Vandalia. Add this affordably-sized solid-producer to your land portfolio!

Property Details

Location & Directions: Property is located in Southern Fayette County. Head South on Hwy 51 out of Vandalia then East on E 900 then South on 1500. The farm is at the corner of Fayette and 1500 in Section 33 – Township 5N – Range 2E.

Access: From County Road 1500E along the East and County Road 2400N/Fayette Road along the South

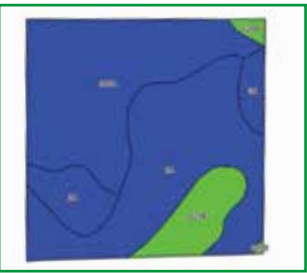
Acreage: 40.00± taxable acres, 39.96± tillable acres

Topography: Level

Parcel Number: 20-19-33-400-004

2024 Real Estate Taxes (Payable 2025): \$911.14

Asking Price: \$12,900 per acre



Code	Soil Description	Acres	% of Field	ICPI*
2A	Cisne silt loam, 0-2% slopes	16.05	40.2%	109
912A	Hoyleton-Darmstadt silt loams, 0-2% slopes	15.44	38.6%	102
620B	Darmstadt silt loam, 2-5% slopes	4.29	10.7%	92
3A	Hoyleton silt loam, 0-2% slopes	4.18	10.5%	108
*Illinois Crop Productivity Index				Weighted Productivity Index Average 104.4



TRACT 2

47.00± Acres

Nearly All Tillable Farmland

This is your opportunity to chase a tillable 47.00± acres in Southeastern Fayette County, IL. This is an affordably-sized parcel in an attractive agricultural area. Observed tillable acreage (47.78) actually exceeds the taxable acreage (47.00). The farm is a solid producer with level topography. A road culvert will need to be installed to provide access along the West boundary. The farm is located along County Road 2000 just 1.5± miles Northwest of St. Peter, IL less than one mile West of County Highway 185.

Property Details

Location & Directions: Property is located in Southeastern Fayette County approximately 1.5± miles Northwest of St. Peter in Fayette County, IL Section 9 – Township 5N – Range 3E.

Access: From County Road 2000 E along the West

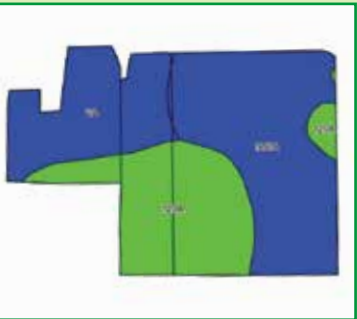
Acreage: 47.00± taxable acres, 47.78± observed tillable acres

Topography: Level

Parcel Number: 09-20-09-300-005

2024 Real Estate Taxes (Payable 2025): \$982.70

Asking Price: \$12,400 per acre



Code	Soil Description	Acres	% of Field	ICPI*
912A	Hoyleton-Darmstadt silt loams, 0-2% slopes	20.52	42.9%	102
120A	Huey silt loam, 0-2% slopes	15.43	32.3%	89
2A	Cisne silt loam, 0-2% slopes	11.83	24.8%	109
*Illinois Crop Productivity Index				Weighted Productivity Index Average 99.5



TRACT 3

Tract 3: 80± Acres

Rec/Hunting Land + Tillable Farmland

Almost an exact 50/50 split of income-producing tillable farmland and huntable woodland, these 80.00± acres are a very attractive combination secluded in the Northeast corner of Fayette County, IL! Enjoy the recreational and hunting appeal of this tract, with 38.32± wooded acres plus adjoining woodland, making it hunt bigger than it really is. With meandering field edge and on-site water, this tract has everything needed to hold wildlife. There are no signs of recent logging or overhunting – a great rural retreat with income to boot.

Tillable acreage comprises 40.68± acres of this tract. Access is from County Road 1900 along the East, including a lane along the Southern boundary that provides access to the tillable acreage located toward the back of the farm. The farm is located approximately 10± miles North of St. Elmo and 10± miles Southwest of Beecher City.

Property Details

Location & Directions: Property is located in Northeastern Fayette County, IL Section 18 – Township 8N – Range 3E. From St. Elmo head North on 1250/County Road 4 then West on 2700 then North on 1900.

Access: From County Road 1900 along the East

Acreage: 80.00± taxable acres, 40.68± tillable acres, 38.32± wooded acres

Topography: Level to rolling

Parcel Number: 10-08-18-400-001

2024 Real Estate Taxes (Payable 2025): \$978.86

Asking Price: \$6,000 per acre



Code	Soil Description	Acres	% of Field	ICPI*
13A	Bluford silt loam, 0-2% slopes	22.47	55.2%	101
12A	Wynoose silt loam, 0-2% slopes	8.00	19.7%	97
7C2	Atlas silt loam, 5-10% slopes	6.22	15.3%	80
14B	Ava silt loam, 2-5% slopes	3.40	8.4%	99
13B2	Bluford silt loam, 2-5% slopes	0.46	1.1%	96
8F	Hickory silt loam, 18-35% slopes	0.13	0.3%	68
*Illinois Crop Productivity Index				Weighted Productivity Index Average 96.7