

A-22434



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LAND FOR SALE

163.92± Acres, McDonough County, Illinois

OFFERED AT
\$5,600 per Acre

Highlights:

- Offered as one tract with great road frontage
- Excellent grass pastureland with fences
- Timber for hunting/recreation

For additional information, please contact:

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Property Information

Directions to Property:

The property is located in central McDonough County approximately 4 miles southwest of Macomb. The property has great access along East 1000th Street, which is a paved blacktop.

Legal Description:

163.92 surveyed acres being the Northeast Quarter of Section 27, Township 5 North, Range 3 West of the Fourth Principal Meridian, McDonough County, IL.

Property Description:

The property consists of 163.92 surveyed acres and is currently being used as a cattle pasture with adequate fences. The property has approximately 55 acres of open grass pasture, which is mostly level creek bottoms or rolling hills. The balance of the acreage is timber that could provide excellent hunting opportunities.

Farm Data:

Pasture 55.00 acres
 Timber 108.92 acres
 Total 163.92 acres

2022 Taxes:

- \$1,819.60



Property Location



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
1334A	Birds silt loam, undrained, 0 to 2 percent slopes, frequently flooded	107.6	65.95	117	24	5w
8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	36.28	22.24	80	75	3e
279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	6.02	3.69	112	85	3e
279B	Rozetta silt loam, 2 to 5 percent slopes	5.49	3.37	118	89	2e
8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	5.09	3.12	66	21	6e
9279B	Rozetta silt loam, terrace, 2 to 5 percent slopes	2.06	1.26	119	89	2e
6D2	Fishhook silt loam, 10 to 18 percent slopes, eroded	0.62	0.38	80	49	4e
TOTALS		163.1 6(*)	100%	106.9 2	40.6	4.37

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.