

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

29.4± Acres,
St. Clair and Monroe Counties, Illinois

OFFERED AT
\$210,000

Highlights:

- \$1,900+ CRP Annual Income
- Recreational/Hunting Opportunities
- Showing by Appointment only



For additional information, please contact:
Bret Cude, AFM/Agent | (618) 407-5399
BCude@FarmersNational.com

Property Information

Directions to Property:

4.5 miles south of Smithton, Illinois, on State Route 159, turn west on Club Congress (750 N) for about 2 miles to Loehr Road. Turn south onto Field Road. Go about 1/4 mile to timber entrance.

Legal Description:

Pt SE/4 Sec 25 (Monroe Co.),
Pt SE/4 Sec 25 (St Clair Co), T2S R9W.

Property Description:

Recreational property with CRP income. Wildlife includes deer, turkey, and squirrel.

Farm Data:

CRP 10.83 acres
Timber 18.57 acres
29.40 acres

CRP:

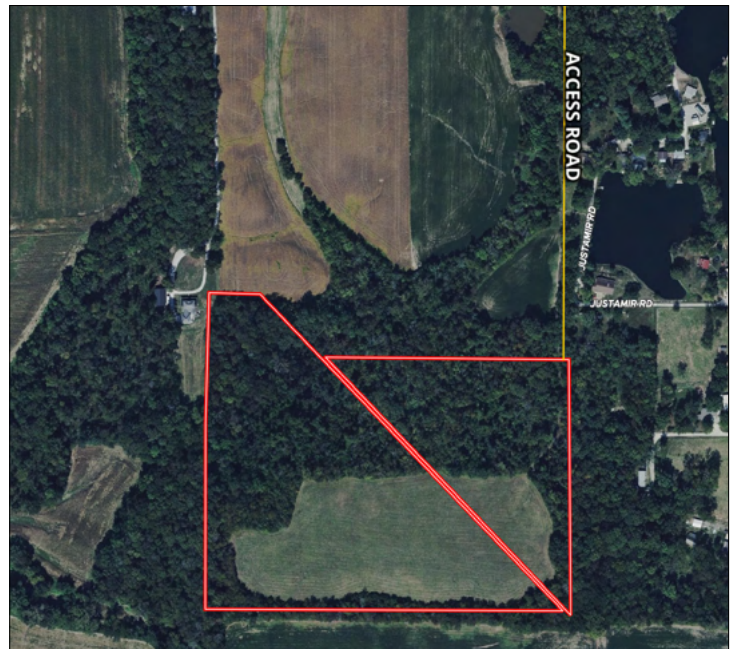
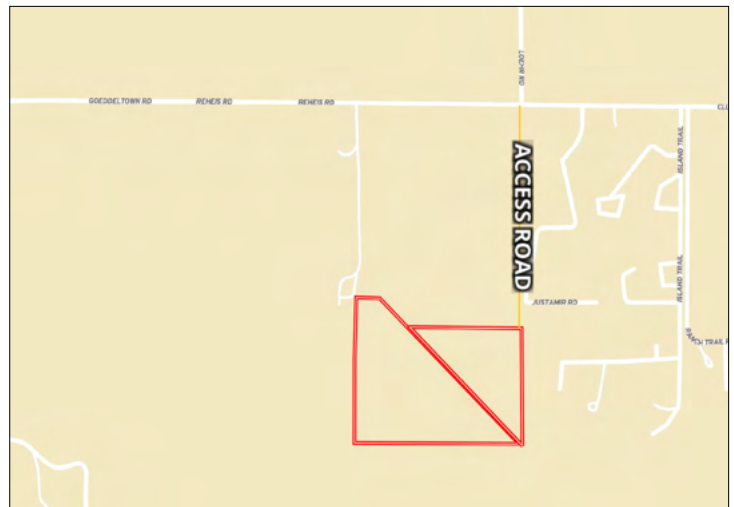
10.83 acres enrolled with an annual payment of \$1,914, expiring September 2027.

2024 Taxes:

08-25-400-004-000 (Monroe Co. IL) 20 ac \$194.18
16-25.0-400-003 (St Clair Co. IL) 9.4 ac \$65.54

Price:

\$210,000.00

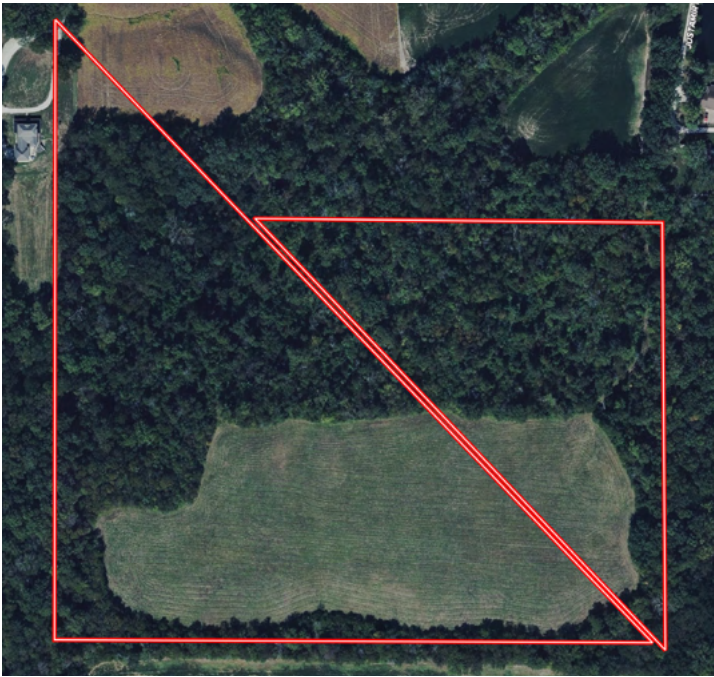


Access Road

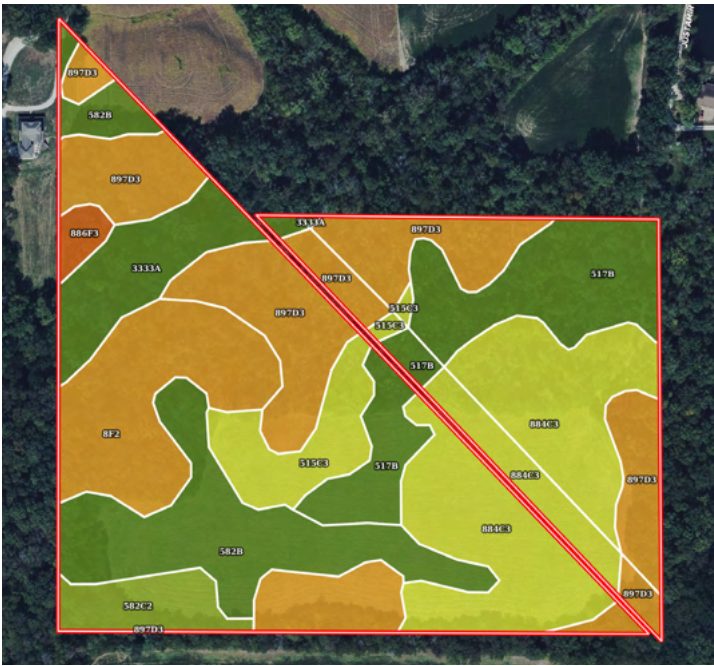


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw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

Aerial Map



Soil Map

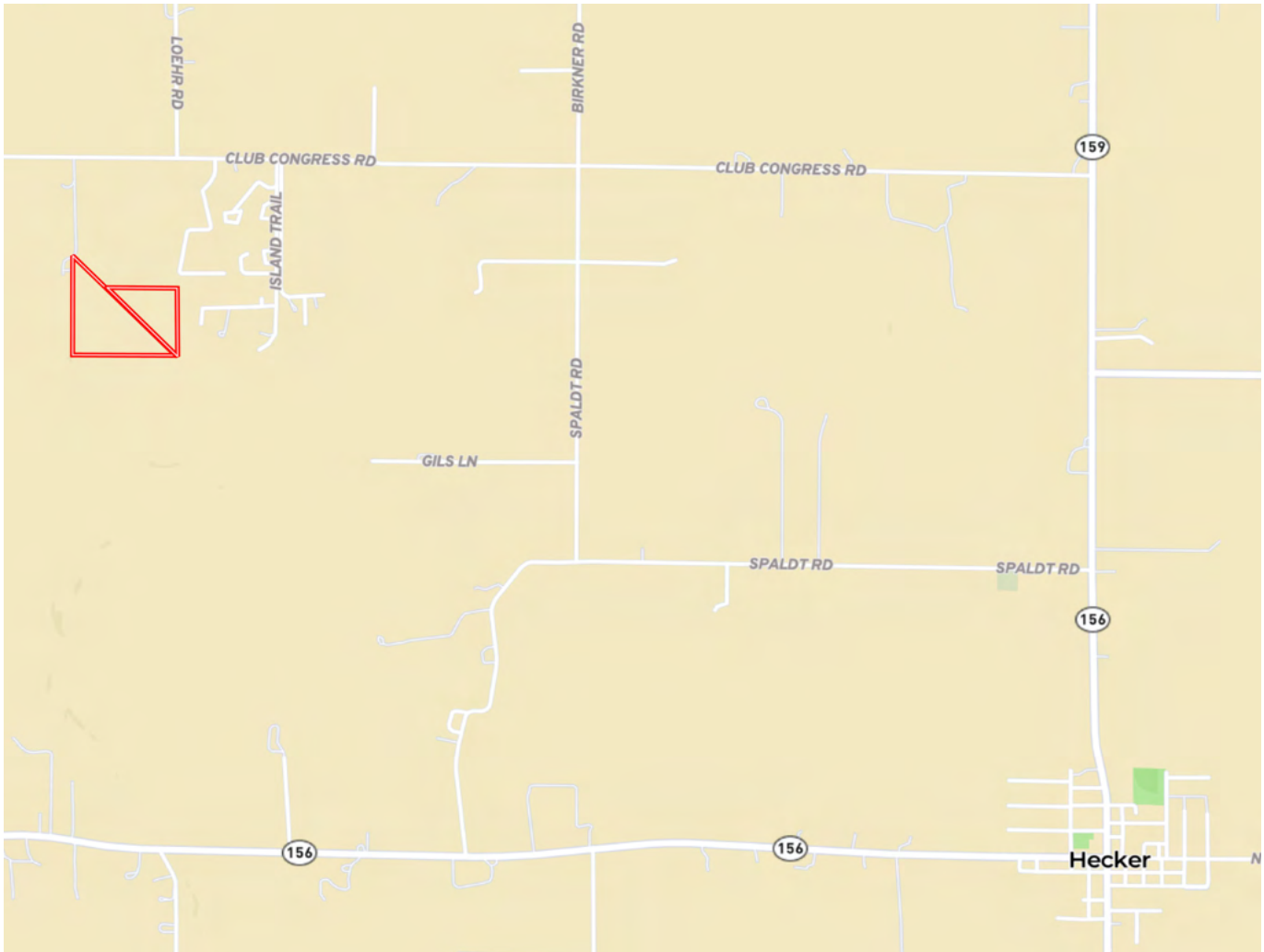


SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
897D3	Bunkum-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	7.22	24.56	0	58	6e
884C3	Bunkum-Coulterville silty clay loams, 5 to 10 percent slopes, severely eroded	6.46	21.97	0	64	4e
582B	Homen silt loam, 2 to 5 percent slopes	4.06	13.81	108	87	2e
517B	Marine silt loam, 2 to 5 percent slopes	3.84	13.06	103	87	2e
8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	3.13	10.65	63	19	6e
3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	1.82	6.19	115	79	3w
515C3	Bunkum silty clay loam, 5 to 10 percent slopes, severely eroded	1.56	5.31	95	78	4e
582C2	Homen silt loam, 5 to 10 percent slopes, eroded	1	3.4	101	80	3e
886F3	Ruma-Ursa silty clay loams, 18 to 35 percent slopes, severely eroded	0.3	1.02	0	13	7e
TOTALS		29.39(*)	100%	50.67	65.59	4.1

CRP



Property Location



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