

# LAND FOR SALE

54.7+/- Acres, Wabash County, Illinois  
*Offered at \$213,000*

## Highlight Features:

- Hunting
- Income producing cropland
- Commercial possibilities

L-2100390

**Property Location:** North of Mount Carmel on Highway 1, just outside of the city limits, on the west side of highway.

**Legal Description:** Part of Section 5 & 8, Township 1 South, Range 12 West of the Second Principal Meridian in Mount Carmel Precinct, Wabash County, Illinois. A recent survey has been completed.



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# Property Information

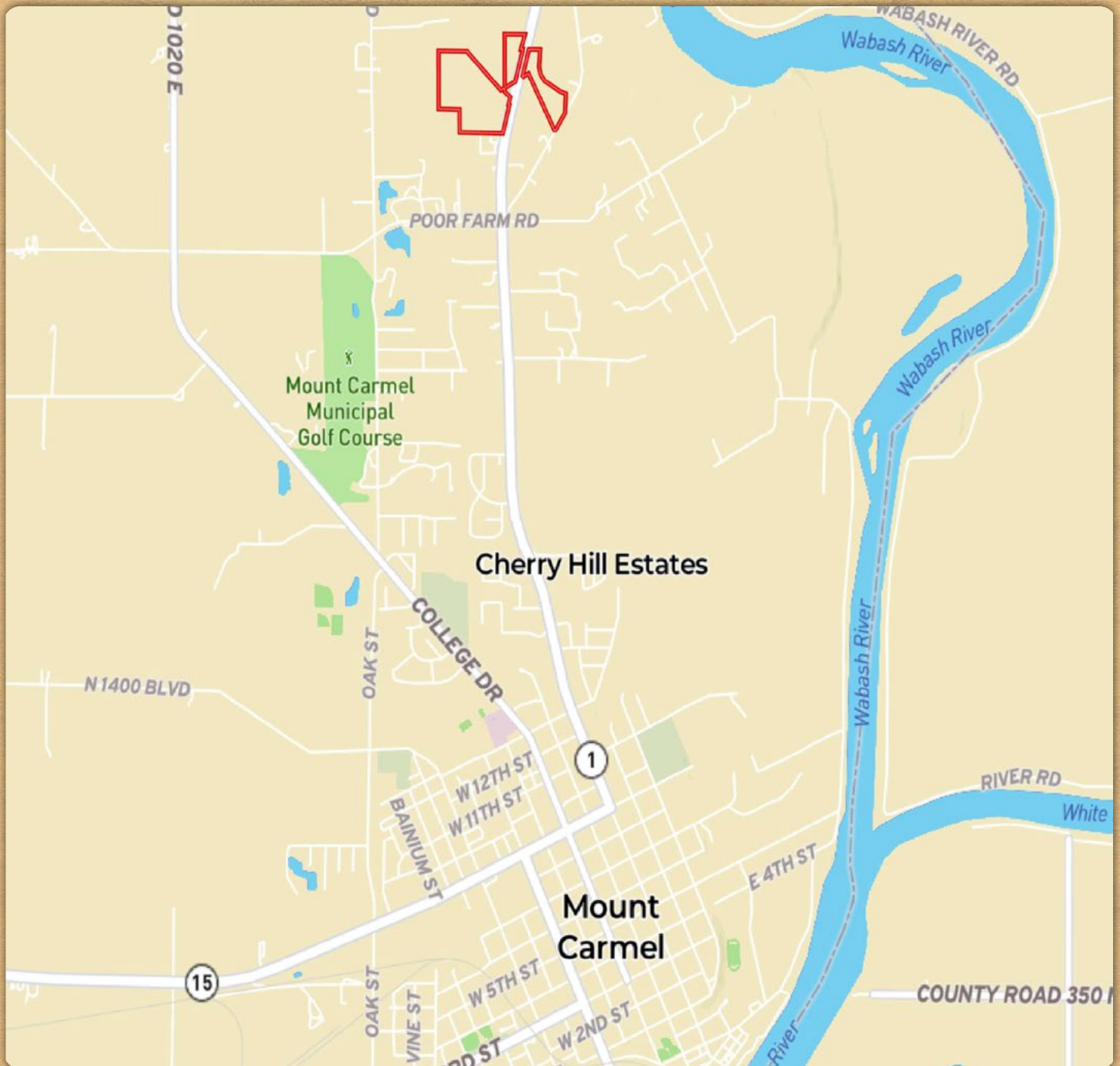
**Property Description:** This property consists of wooded and tillable land along Highway 1.

**Farm Data:**

|               |                   |
|---------------|-------------------|
| Cropland      | 22.5 acres        |
| Non-crop      | 2.2 acres         |
| <u>Timber</u> | <u>30.0 acres</u> |
| Total         | 54.7 acres        |

**2020 Taxes:** \$465.04

**Property Location Map**





| SOIL CODE | SOIL DESCRIPTION                                                 | ACRES    | %     | PI     | CAP  |
|-----------|------------------------------------------------------------------|----------|-------|--------|------|
| 307A      | Iona silt loam, 0 to 2 percent slopes                            | 14.21    | 39.54 | 118    | 1    |
| 999D3     | Hickory-Alford complex, 7 to 12 percent slopes, severely eroded  | 7.0      | 19.48 | 95     | 4e   |
| 308C3     | Alford silt loam, 5 to 10 percent slopes, severely eroded        | 6.24     | 17.36 | 104    | 4e   |
| 999E3     | Hickory-Alford complex, 12 to 30 percent slopes, severely eroded | 5.6      | 15.58 | 75     | 6e   |
| 3331A     | Haymond silt loam, 0 to 2 percent slopes, frequently flooded     | 2.6      | 7.23  | 132    | 3w   |
| 8D        | Hickory silt loam, 10 to 18 percent slopes                       | 0.22     | 0.61  | 89     | 3e   |
| 164A      | Stoy silt loam, 0 to 2 percent slopes                            | 0.07     | 0.19  | 109    | 2w   |
| TOTALS    |                                                                  | 35.94(*) | 100%  | 105.21 | 3.04 |



| SOIL CODE | SOIL DESCRIPTION                                                    | ACRES   | %     | PI     | CAP  |
|-----------|---------------------------------------------------------------------|---------|-------|--------|------|
| 184A      | Roby fine sandy loam, 0 to 2 percent slopes                         | 4.42    | 66.47 | 111    | 2s   |
| 3331A     | Haymond silt loam, 0 to 2 percent slopes, frequently flooded        | 1.86    | 27.97 | 132    | 3w   |
| 3288A     | Petrolia silty clay loam, 0 to 2 percent slopes, frequently flooded | 0.36    | 5.41  | 117    | 3w   |
| TOTALS    |                                                                     | 6.65(*) | 100%  | 117.03 | 2.33 |



| SOIL CODE | SOIL DESCRIPTION                                                    | ACRES     | %     | PI     | CAP  |
|-----------|---------------------------------------------------------------------|-----------|-------|--------|------|
| 3331A     | Haymond silt loam, 0 to 2 percent slopes, frequently flooded        | 5.38      | 48.29 | 132    | 3w   |
| 3288A     | Petrolia silty clay loam, 0 to 2 percent slopes, frequently flooded | 3.19      | 28.64 | 117    | 3w   |
| 184A      | Roby fine sandy loam, 0 to 2 percent slopes                         | 2.57      | 23.07 | 111    | 2s   |
| TOTALS    |                                                                     | 11.14(* ) | 100%  | 122.86 | 2.77 |



Information provided was obtained from sources deemed reliable, however, 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 are the designated agents for the seller.