

LAND FOR SALE

84.49± Acres, Mason County, Illinois
Offered at \$663,247

Highlights:

- Enrolled into CRP at a rate of \$278.57 an acre
- Acreage lies in one field and can be converted to row crop production
- Offers a good return on investment

L-2100549

Property Location: Travel north out of Chandlerville, Illinois four miles. At E CR 300N, take a left and travel west approximately six miles. The east end of the farm lies along NCR 600 East. The south boundary line lies along E CR 300N while the north boundary line lies along E CR 350N.



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Property Information

Property Description: This tract lies south of the town of Snicarte and offers a good return on investment to potential buyers. Of the 84.49 taxable acres, 81.6 are enrolled into CRP at a rate of \$278.57 an acre until year 2026. This tract could be re-enrolled or converted into row crop production. There is a well and pump that were installed in 2001 for irrigation purposes. The property lies in one field and is easily accessible.

Improvements: Irrigation Well and Pump were installed in 2001

Legal Description: East 1/2 of the SE1/4 of Section 8 Township 19N Range 10W of the Third Principal Meridian, Mason County, Illinois

Farm Data:

Non-crop	2.89 acres
CRP	81.60 acres
Total	84.49 acres

CRP: 81.6 acres expiring September 30, 2026. Annual payment of \$22,731.31

2020 Taxes: \$1,087.21



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	19.4	22.91	-	4s
53B	Bloomfield fine sand, 1 to 7 percent slopes	7.5	8.85	84	3s
266A	Disco sandy loam, 0 to 2 percent slopes	24.5	28.98	108	3s
98B	Ade loamy fine sand, 1 to 6 percent slopes	4.7	5.53	102	3s
54B	Plainfield sand, 1 to 7 percent slopes	26.5	31.36	75	4s
151A	Ridgeville sandy loam, 0 to 2 percent slopes	2.0	2.38	114	2s
TOTALS		84.6	100%	70.6	3.52

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.