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LAND FOR SALE

247.68± Acres, Cass County, Illinois

OFFERED AT
\$1,671,840

Highlights:

- Trophy hunting farm
- Extensive amount of edge habitat with multiple ponds
- Over 130 acres of tillable ground



For additional information, please contact:

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Property Information

Directions to Property:

From Virginia, Illinois at IL Route 78 and IL Route 125, travel west on IL Route 125 for approximately 5.5 miles. Driveway access is on the south side of IL Route 125. The driveway will lead to a split driveway. Take a left at the post frame building to access the farm.

Legal Description:

PIN# 04-026-008-10; 04-036-011-00; 04-036-008-00; 04-026-007-00; 04-027-009-02

Property Description:

This farm consists of 247.68 taxable acres, located between Beardstown and Virginia, Illinois, on the south side of Highway 125. The farm has 135.45 FSA cropland acres with an average PI of 109.59 which can generate an impressive income. The farm sets up amazingly for trophy deer hunting, turkey hunting, fishing, hiking, and camping. This area of Cass County, Illinois, is known for producing top tier whitetail! The farm boasts an impressive amount of edge habitat, mature timber, woody draws, grassy hillsides, and great connective habitat. The farm's layout is ideal for the new owner to develop this farm to their own unique habitat plan. The farm also includes a 47' x 75' pole frame building with dirt/gravel floor and electric, ideal for storage of equipment or parking a camper for your hunting getaways.

Farm Data:

Cropland	135.45 acres
Timber	<u>112.23 acres</u>
Total	247.68 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	51.5 acres	140 bushels
Soybeans	17.8 acres	41 bushels

Improvements:

47' x 75' post frame building

2023 Taxes:

\$4,449.06

Price:

\$1,671,840



Location Map



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



Topography Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
943F	Seaton-Timula silt loams, 18 to 35 percent slopes	77.47	31.3	84	20	6e
3078A	Arenzville silt loam, 0 to 2 percent slopes, frequently flooded	24.29	9.81	130	86	2w
279A	Rozetta silt loam, 0 to 2 percent slopes	21.88	8.84	120	87	1
30F	Hamburg silt loam, 18 to 35 percent slopes	20.42	8.25	77	16	7e
943G	Seaton-Timula silt loams, 35 to 60 percent slopes	17.04	6.89	55	20	7e
7430B	Raddle silt loam, 2 to 5 percent slopes, rarely flooded	15.66	6.33	137	95	2e
279B	Rozetta silt loam, 2 to 5 percent slopes	11.98	4.84	118	87	2e
962D3	Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded	8.9	3.6	87	64	4e
30G	Hamburg silt loam, 35 to 60 percent slopes	8.79	3.55	50	16	7e
7037A	Worthen silt loam, 0 to 2 percent slopes, rarely flooded	7.89	3.19	142	95	1
7081A	Littleton silt loam, 0 to 2 percent slopes, rarely flooded	7.6	3.07	142	91	1
280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	5.45	2.2	120	89	2e
17A	Keomah silt loam, 0 to 2 percent slopes	5.31	2.15	119	90	2w
8cF2	Hickory silt loam, cool mesic, 18 to 35 percent slopes, eroded	4.92	1.99	62	19	6e
962E2	Sylvan-Bold silt loams, 18 to 25 percent slopes, eroded	3.63	1.47	84	54	6e
962F	Sylvan-Bold silt loams, 18 to 35 percent slopes	2.27	0.92	80	18	6e
280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	2.23	0.9	113	84	3e
W	Water	1.02	0.41	0	-	8w
68A	Sable silty clay loam, 0 to 2 percent slopes	0.72	0.29	143	83	2w
TOTALS		247.47(*)	100%	97.81	50.23	4.32



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