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LAND FOR SALE

80± Acres, Macoupin County, Illinois

OFFERED AT
\$1,128,000

Highlights:

- Good, quality farmland
- Close to the town of Gillespie and next to a rural subdivision
- Open to lease for the 2025 crop year



For additional information, please contact:
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Property Information

Directions to Property:

One-half of a mile west of Gillespie, Illinois, located on the north side of Illinois State Route 16, Gillespie, Illinois, Macoupin County.

Property Description:

Class A and B soils with a PI of 129.2. Well-maintained farm with conservation waterways and one acre of CRP waterway.

Legal Description:

E 1/2 of SW 1/4 of Section 14, T8N, R7W in Gillespie Township, Macoupin County, Illinois

CRP Information:

One acre, due to expire September 30, 2027. Annual payment of \$300.00

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	39.70 acres	121 bushels
Soybeans	39.70 acres	42 bushels

Farm Data:

Cropland	76.29 acres
Non-crop	2.71 acres
CRP	<u>1.00 acres</u>
Total	80.00 acres

Taxes:

• \$2,336.30



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
113A	Oconee silt loam, 0 to 2 percent slopes	29.22	36.63	119	83	2w
50A	Virden silty clay loam, 0 to 2 percent slopes	27.66	34.67	138	81	2w
46A	Herrick silt loam, 0 to 2 percent slopes	21.04	26.38	133	86	2w
259B	Assumption silt loam, 2 to 5 percent slopes	1.84	2.31	117	97	2e
TOTALS		79.76(*)	100%	129.2 2	83.41	2.0



Property Location

