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LAND FOR SALE

144± Acres, Jersey County, Illinois

**OFFERED AT
\$1,368,000**

Highlights:

- Outdoor Enthusiast's Dream Property
- A Farmhouse and 3 Outbuildings Included
- The Tract is Lease Free for 2025 Hunting Season and 2026 Crop Year



For additional information, please contact:

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Property Information

Directions to Property:
12930 Cemetery Rd. Dow, Illinois

Legal Description:
N1/2 Lots 5 & 11, Lots 3 & 6, SE PT Lot 4 (SE of Rd.)
(NW1/4, N1/2 NE1/4 SW1/4) Section 16, T6N, R11W of
Jersey County Illinois

Improvements:
House
Condition: Good
Year: 1930
Comments: Last upgraded in 2013, public water and has
a private septic system. Propane is used for gas.

Cabin/Small Storage Shed
Condition: Good
Comments: Structurally sound and used for
miscellaneous storage
Garage/Barn
Condition: Good
Comments: One-car garage and totaling around 1,280
square feet

Garage
Condition: Good
Comments: Two-car garage and additional storage,
totaling roughly 2,400 square feet

Farm Data:

Cropland	43.30 acres
Timber	98.71 acres
Driveway	1.01 acres
Buildings	.97 acres
Total	144 acres

FSA Information:

	Base	Yield	Comments
Corn	20.60 acres	104 bushels	FSA #2; T-1859
Soybeans	22.70 acres	32 bushels	

Taxes: \$3,523.04

Property Description:
Classic 144+ Acre Working Farm in Jersey County, IL –
Prime Hunting & Agricultural Opportunity

This farm is nestled along the scenic Meeting of the Great
Rivers National Scenic Byway, offering breathtaking views
and a rich natural setting. Located within a prime bald
eagle migration area, it's a haven for wildlife enthusiasts
and nature lovers.

The property is conveniently situated near two ferry
crossings—Brussels Ferry and Grafton Ferry—providing
easy access to surrounding communities in both Illinois
and Missouri. It borders Principia College and is adjacent

to Elsah, a charming village often referred to as the “New
England of the Midwest.”

Healthcare access is close by, with major healthcare
facilities located within 20 miles. Outdoor enthusiasts will
appreciate the farm’s location along the Sam Vadalabene
Bike Trail, a scenic 20-mile route stretching from Pere
Marquette State Park to Alton.

Additionally, the farm is less than 35 miles from
downtown St. Louis and St. Louis Lambert International
Airport, making it both a peaceful retreat and a well-
connected investment.

Property Highlights
Agricultural Value:
Six separate tillable fields are currently in a corn and
soybean rotation, surrounded by timber that naturally
funnels deer and turkey into the property. The fertile
ground and strategic layout make this a strong investment
for both farming and wildlife management.

Premier Hunting Grounds:
Known for its rolling terrain and abundant game, this area
is a favorite among hunters.

The property features:
Mature hardwood timber
Timbered flats and grassland edges are ideal for stand
placement
A small pond provides a reliable water source for wildlife

Homestead & Outbuildings:
The original farmhouse, built in 1930 and last upgraded
in 2013, includes:
3 bedrooms (2 upstairs, 1 downstairs)
Bonus room, living room, full kitchen, and main-level
bathroom
Full basement with additional kitchen area, shower, and
sink
Public water and a private septic system

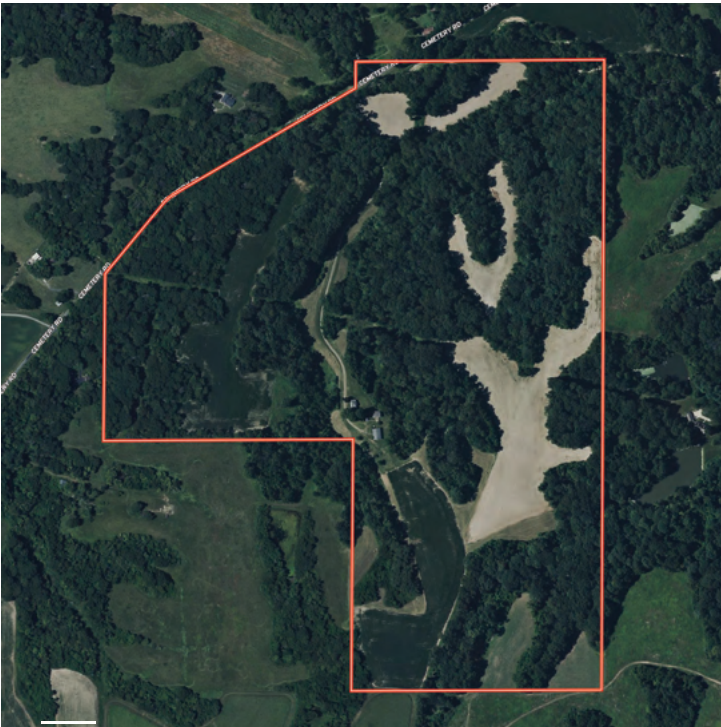
Outbuildings include:
Structurally sound cabin/small storage shed
Garage/barn with 2-car carport, basement, and approx.
1,280 sq ft of space
Large garage with two doors and additional storage
totaling approximately. 2,400 sq ft
The homestead is set back over a quarter mile from
Cemetery Road, offering privacy and tranquility.

Location Benefits:
Conveniently located near the towns of Elsah,
Chautauqua, Grafton, Alton, and Jerseyville, this property
offers both seclusion and accessibility. Whether you’re
seeking a productive farm, a hunting retreat, or a rural
homestead, this property delivers.

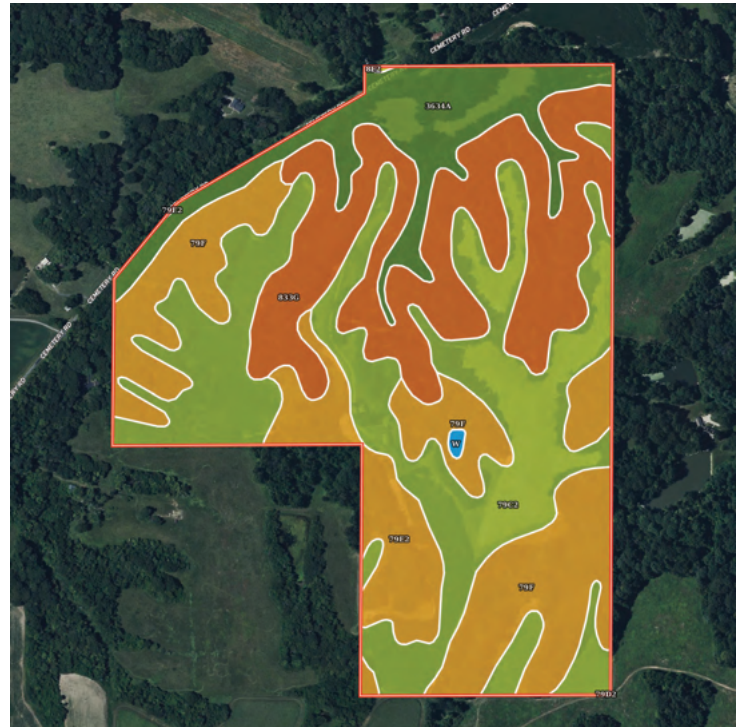
Location Map



Aerial Map

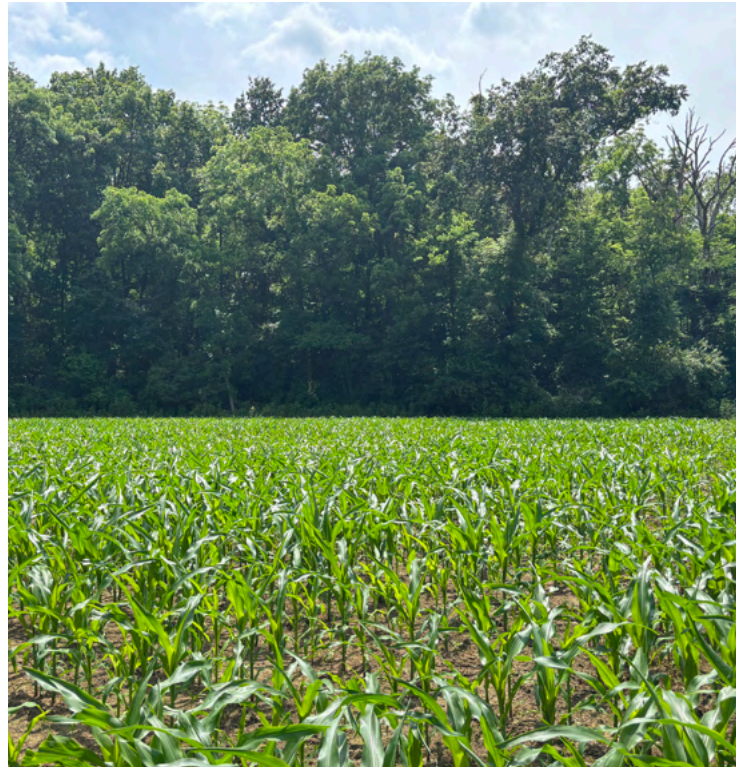


Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
79C2	Menfro silt loam, 5 to 10 percent slopes, eroded	49.45	34.68	112	83	3e
833G	Goss-Menfro complex, 35 to 60 percent slopes	34.18	23.97	0	16	7e
79F	Menfro silt loam, 18 to 35 percent slopes	30.69	21.52	86	21	6e
3634A	Blyton silt loam, 0 to 2 percent slopes, frequently flooded	16.71	11.72	113	90	2w
79E2	Menfro silt loam, 18 to 25 percent slopes, eroded	11.25	7.89	91	60	6e
W	Water	0.24	0.17	0	-	8w
79D3	Menfro silty clay loam, 10 to 18 percent slopes, severely eroded	0.05	0.04	94	69	4e
8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	0.02	0.01	63	19	6e
79D2	Menfro silt loam, 10 to 18 percent slopes, eroded	0.01	0.01	104	77	3e
TOTALS		142.6(*)	100%	77.82	52.45	4.73

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.



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