FARMERS NATIONAL COMPANY

L-2600622



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LAND FOR SALE

60.63 ± Acres | Menard County, Illinois

OFFERED AT
$660,000

Highlights:

- Productive agricultural income potential
- Combination of farm income and recreational opportunities
- Great opportunity for an investor, farmer, or recreational landowner



For additional information, please contact:
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Property Information

Directions to Property:
The property is located at the corner of Country Hills Avenue and Dawson Street, near Greenview, Illinois.

Property Description:
Prime 60-Acre Menard County Property Offering a Strong Combination of Income-Producing Cropland and CRP Acreage

This tract features approximately 30 acres of tillable farmland with a soil Productivity Index (PI) of 120, providing strong agricultural potential, along with approximately 30 acres enrolled in CRP, creating an attractive blend of farm income, conservation benefits, and recreational opportunities.

The property offers a well-balanced layout for an investor, farmer, or recreational landowner looking to diversify income while maintaining quality habitat. The CRP acreage provides cover for wildlife and enhances opportunities for whitetail deer and upland game, while the tillable acreage provides productive farmland and additional income potential.

With its 120 PI soils, 50% tillable acreage, and 50% CRP, this 60-acre tract presents an excellent opportunity to own quality Menard County land with both agricultural and recreational appeal.





Legal Description:
S30 T19 R6 W 1/2 SE 1/4 & NE 1/4 SE 1/4

2025 Taxes: $1,875

Price: $660,000

Farm Data:

Cropland	30 +/- acres
CRP	30 +/- acres
Total	60.63 +/- acres

CRP Information:

Acres	Annual Payment	Expiration
4.66	$1,360.11	9/30/2026
1.52	$378.48	9/30/2033
3.62	$1,086.00	9/30/2036
17.68	$5,304.00	9/30/2033

Aerial 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.

Soil Map



85.4/100 NCCPI 120.1/147 PI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (PI)	NCCPI
	685...	Middletown silt loam, 5 to 10 percent slopes,...	20.5%	12.4	3e	--	109	82.5
	684B	Broadwell silt loam, 2 to 5 percent slopes	17.0%	10.3	2e	--	137	90.9
	684A	Broadwell silt loam, 0 to 2 percent slopes	14.7%	8.9	1	--	138	91.8
	685B	Middletown silt loam, 2 to 5 percent slopes	10.7%	6.5	2e	--	116	86
	861B2	Princeton-Bloomfield fine sands, 1 to 7 perce...	9.5%	5.8	2e	--	88	66.6
	243A	St. Charles silt loam, 0 to 2 percent slopes	8.5%	5.2	1	--	122	89.5
	684...	Broadwell silt loam, 5 to 10 percent slopes, eroded	7.0%	4.2	3e	--	128	84.2
	134...	Camden silt loam, 5 to 10 percent slopes, eroded	6.2%	3.8	3e	--	111	85
	243B	St. Charles silt loam, 2 to 5 percent slopes	3.9%	2.4	2e	--	121	89.5
	307...	Arenzville silt loam, 0 to 2 percent slopes, frequently...	1.4%	0.9	2w	--	117	85.7
	198A	Elburn silt loam, 0 to 2 percent slopes	0.4%	0.2	1	--	143	91.1
	827...	Broadwell-Onarga complex, 5 to 10 percent slopes,...	0.2%	0.1	3e	--	117	75.7

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