



LAND & AUCTION COMPANY

buyafarm.com

Office: 301 North Main Street - Flora, IL 62839

800-380-3910

Listing 807L

**177+- Acres Montgomery County IL
List Price \$638,000 / \$3605 Per Acre**

SOLD!



PROPERTY DETAILS

80+- Tillable / 97+- Wooded

Great area for quality deer and wildlife with draws meandering through tract. Soil types include Herrick, Cowden and Oconee with 130 weighted average corn yield.

Cash rent of approximately \$150 per tillable acres (\$12,000+- annual income).

For Plat Location: Part Section 33 T8N R5W South Litchfield TWP Montgomery County IL

5+- Miles South of Litchfield IL / 5+- Miles East of Interstate 55

45+- Minutes from St. Louis MO / 3 Hours from Kankakee IL

52+- Minutes from Springfield IL

Contact Agents for More Information

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