

FOR SALE: 245+- Acres Cumberland County IL

Excellent Hunt & Recreational Property with Income!



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PROPERTY DETAILS (2488L)

Address: SW Cumberland County

List Price: \$1,100,000

This 245+/- property is located in Southwestern Cumberland County approximately 20 minutes east of Effingham and 1 mile south of Rt 40. This farm is predominately a bottom land farm with Muddy Creek bisecting it from north to south and then turning east on the south end of the property. The farm has over 150 acres in row crop (beans and corn), an additional 24 acres in CRP filter strips, tree plantings and cool season grasses. The CRP contracts run through 2025 and 2027 paying \$198 to \$238 per acre annually. This farm is going to average between \$28,000 and \$35,000 a year income as it is now. Pretty much every tillable acre on this farm qualifies for continuous signup CRP! The property has access off a township road 1/2 mile and has a recorded easement into it from the south off the county line.

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