

FOR SALE: 160+ - Acres Wayne County IL

Tillable / Marketable Timber / Great Soil Types



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PROPERTY DETAILS (2509L)

Address: Co Rds 2300N & 1700E, Cisne IL

List Price: \$640,000 / \$4,000 Per Acre

105 acres levied with great soil types. Soil Productivity Rating of 110.7! Located SE ¼ Section 23 T2N R7E. NE of Cisne IL on County Road 2300N. \$200 acres cash rent available on 105 tillable. Appraised value of \$76,000 for present timber value. Food plots. Amazing good quality deer population.

If your looking for investment that has it all as they say, good income, deer and turkey hunting, river access frontage Elm River plus present timber value, you will want to look closer at this tract.

Levee system has just been redone with lots of earth work plus new flood gates. This levee system is unique in that all outside water drainage is prohibited from entering the acreage. Most levee systems have to deal with neighbor's water runoff; this one does not.

Soil reports from Offices of Research University Of Illinois is a true gauge of how good the soil is. This farm is rated as some of near best soils in the county.

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