

168+- acre tillable/CRP property McDonough cty IL
4847 E 50th St
Plymouth, IL 62367

\$1,346,500
168.42± Acres
McDonough County



**168+- acre tillable/CRP property McDonough cty IL
Plymouth, IL / McDonough County**

SUMMARY

Address

4847 E 50th St

City, State Zip

Plymouth, IL 62367

County

McDonough County

Type

Farms

Latitude / Longitude

40.351321 / -90.897296

Acreage

168.42

Price

\$1,346,500

Property Website

<https://legacylandco.com/property/168-acre-tillable-crp-property-mcdonough-cty-il/mcdonough/illinois/99818/>



168+- acre tillable/CRP property McDonough cty IL Plymouth, IL / McDonough County

PROPERTY DESCRIPTION

This solid, versatile piece of farmland/hunting property listed right outside Colmar in western McDonough County, Illinois, the 168.42-acre (FSA) row crop farm with 155.19 tillable acres offers strong production potential, especially with farming open for 2026.

Key highlights:

- CRP component - 26.9 acres enrolled, paying \$273.93/acre through 2038 (that's roughly \$7,370+ in annual guaranteed income, providing nice stability).
- Additional ~26 acres recently out of CRP, now in grass/small trees - reclaimable for cropping with some cleanup, potentially boosting tillable acres back toward the full 155+.
- Access - Excellent equipment entry from hard road/gravel on the south, plus well-maintained gravel on east/west for the north piece.
- Extras - Nice pond in the timber, plus strong hunting lease potential (deer/turkey hunting in this area is excellent).
- **Pricing - \$7,995/acre (\$1,346,450 total)**

For context on the market (as of early 2026):

- Recent McDonough County farmland sales have ranged widely, but productive tillable ground often falls in the \$10,000-\$12,000+/acre range for high-quality soils (e.g., August 2025 sales around \$11,000/acre on 63+ acres with strong soil scores). Broader county averages hover around \$8,000-\$11,000/acre depending on tillable percentage, location, and features.
- Statewide Illinois farmland values have been relatively stable to slightly softening in recent reports (e.g., modest declines in some 2025 benchmarks due to commodity prices/interest rates), but good income-producing tracts with CRP or hunting upside hold value well.
- CRP rates vary by county/practice, but your \$273.93/acre is solid for the enrollment period.

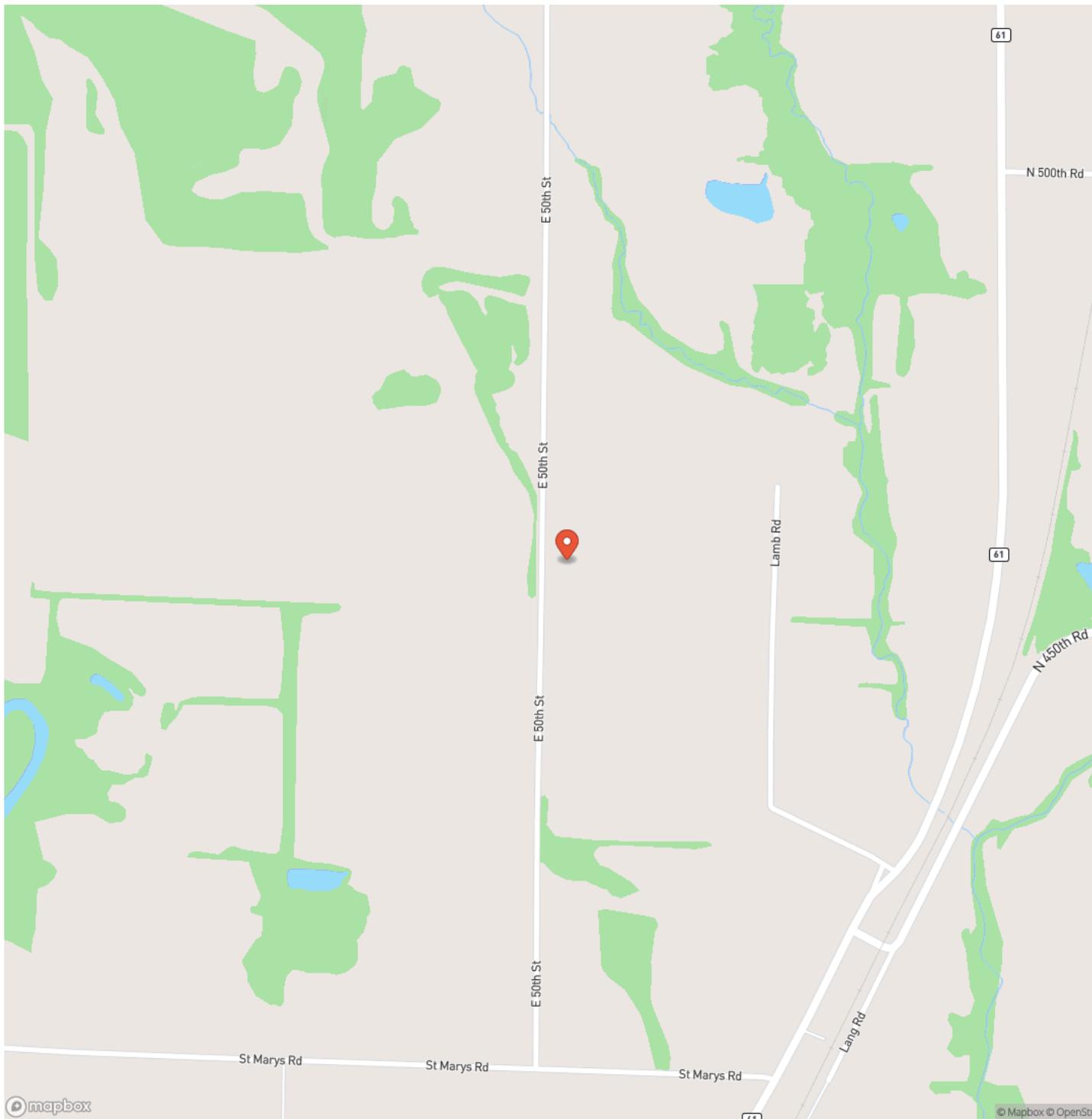
The combo of row crop income, CRP payments, reclaimable acres, easy access, pond, and hunting appeal makes this a well-rounded opportunity-ideal for a farmer wanting expansion, an investor seeking yield + recreation, or someone blending both.

If you have questions or you are interested in this farm contact the **Legacy Land Company listing agent Cabot Benton** [217-371-2598](tel:217-371-2598)
cbenton@Legacylandco.com

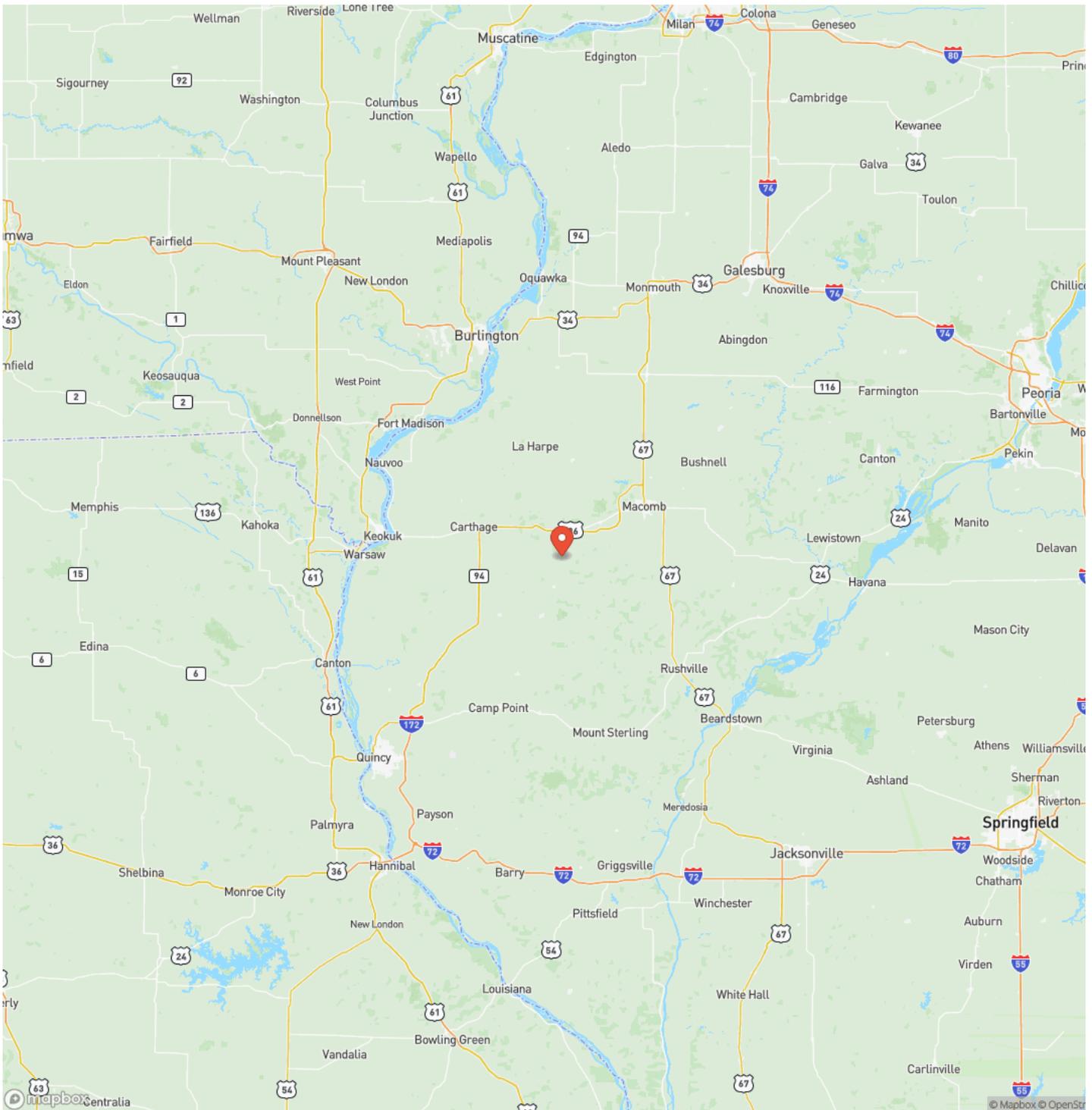
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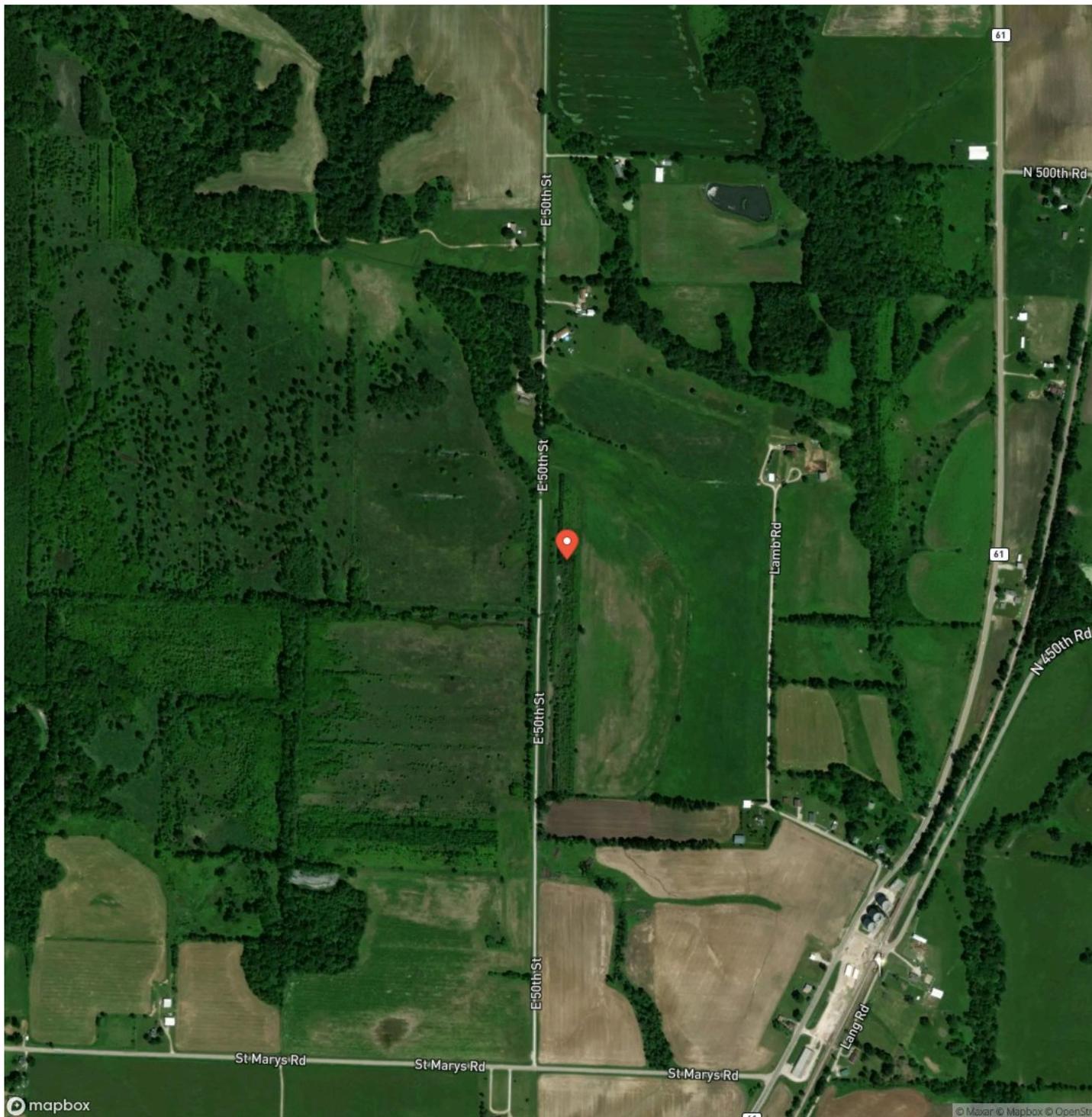
Locator Map



Locator Map



Satellite Map



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