

**Henderson County, Illinois 155 Acres For Sale**  
00 RR  
Smithshire, IL 61478

**\$2,022,623**  
155± Acres  
Henderson County



**Henderson County, Illinois 155 Acres For Sale**  
**Smithshire, IL / Henderson County**

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**SUMMARY**

**Address**

00 RR

**City, State Zip**

Smithshire, IL 61478

**County**

Henderson County

**Type**

Farms, Ranches, Recreational Land

**Latitude / Longitude**

40.8141 / -90.8122

**Dwelling Square Feet**

0

**Acreage**

155

**Price**

\$2,022,623

**Property Website**

<https://landguys.com/property/henderson-county-illinois-155-acres-for-sale-henderson-illinois/75028/>



## Henderson County, Illinois 155 Acres For Sale Smithshire, IL / Henderson County

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### **PROPERTY DESCRIPTION**

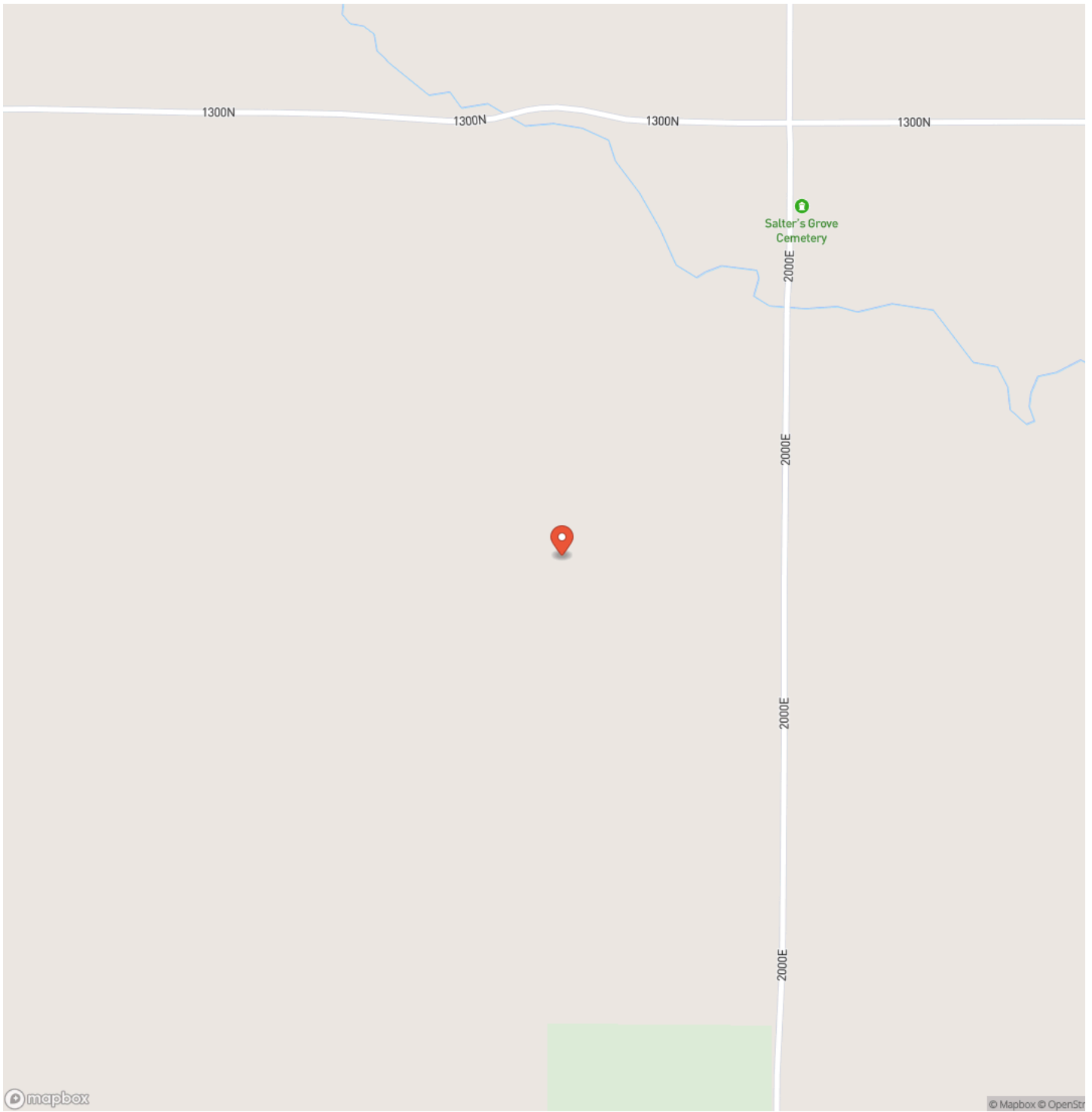
This farm is a dandy farmland investment for anyone looking to gain strong appreciation, and great cashflow from their next land purchase! It boasts nearly 104 acres in row crop production, with an average PI of 134.2. Another 44+ acres of farmland that is currently enrolled in various CRP contracts that is currently producing \$10,627 per year, and still averages 122.2 PI. The remaining land includes a shallow ditch that is lined with some mature trees and brush, that offers good whitetail hunting or could potentially bring additional income through a hunting lease. Farm is currently owner-operated and will convey with open tenancy for 2025 crop year, although a leaseback may be a possibility if desired. This farm is adjacent to another 4.4 acre listing which has a turn-key 2,400 head hog confinement facility that is being offered at a fraction of the cost of building new, without the hassle of permitting and site approval. This is an excellent opportunity to purchase a very productive farm, as a stand-alone acreage or paired with a lucrative hog facility. Located between Biggsville and Smithshire, IL. [Address: 1251 2000 E Biggsville, IL 61418](#)

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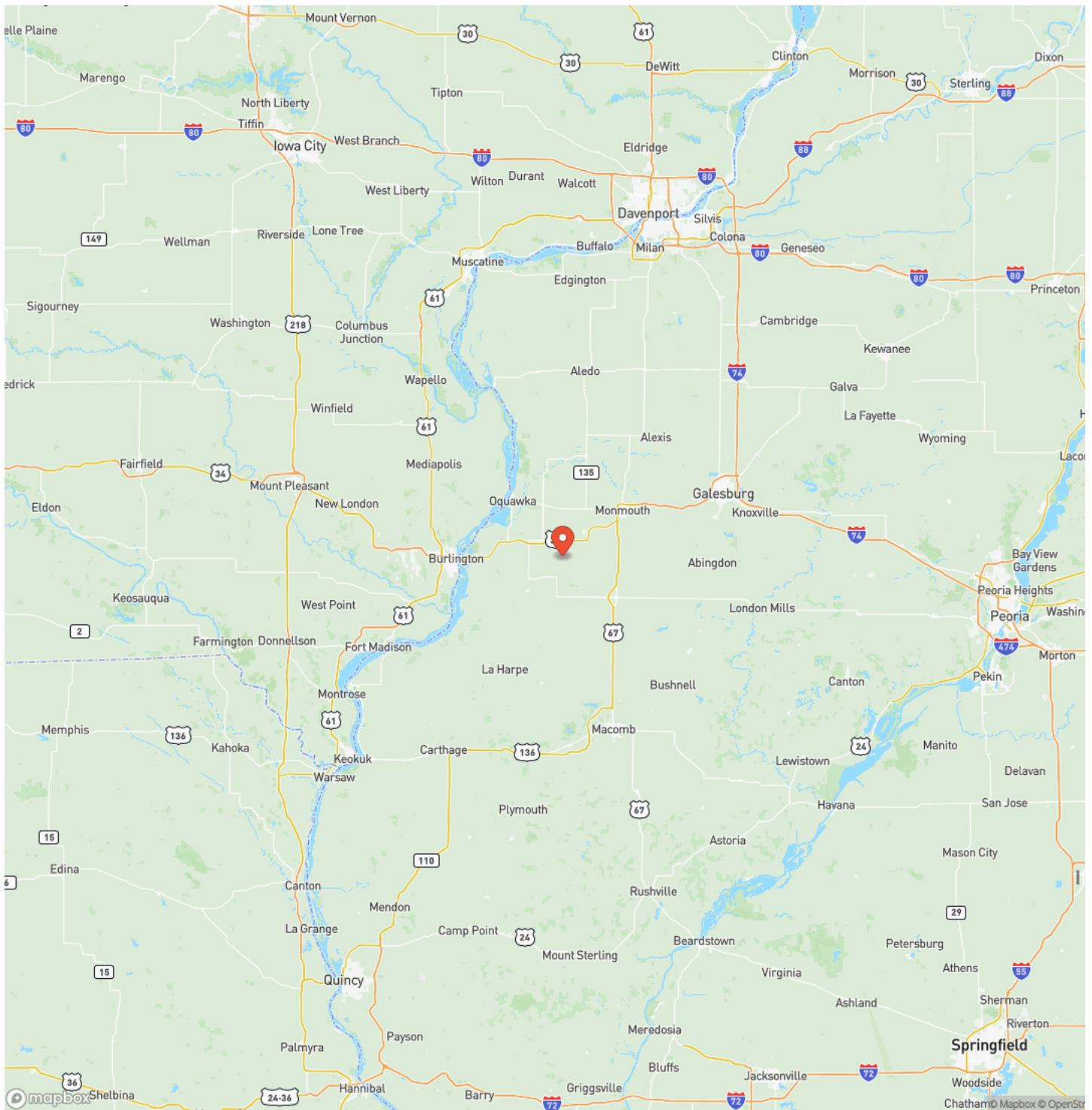
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## Locator Map



# Locator Map



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

## Satellite Map









## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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