

25.45 Surveyed acres, tillable, buildable Fulton County
farm
N Side Hwy 95
Smithfield, IL 61477

\$195,837
25.45± Acres
Fulton County



25.45 Surveyed acres, tillable, buildable Fulton County farm Smithfield, IL / Fulton County

SUMMARY

Address

N Side Hwy 95

City, State Zip

Smithfield, IL 61477

County

Fulton County

Type

Farms

Latitude / Longitude

40.497115 / -90.357576

Acreage

25.45

Price

\$195,837

Property Website

<https://legacylandco.com/property/25-45-surveyed-acres-tillable-buildable-fulton-county-farm/fulton/illinois/85058/>



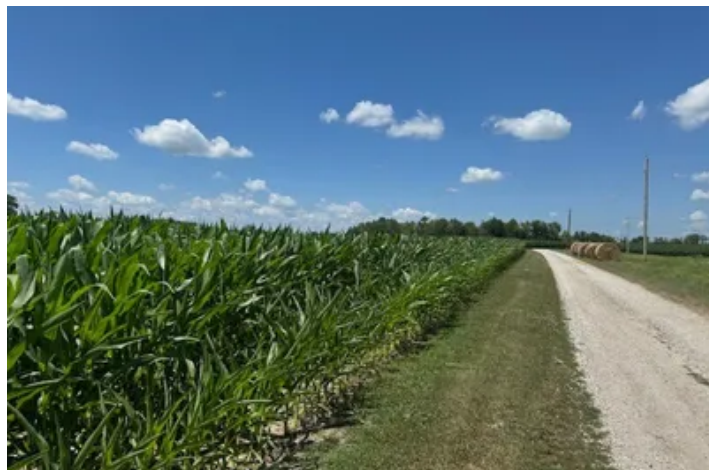
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PROPERTY DESCRIPTION

25.45 surveyed acres approximately 22 tillable north side of Hwy 95 halfway between Smithfield and Marrietta Illinois

Soil is Rozetta silt loam 279B, Keomah silt loam 17A and Rozetta silt loam 279C2 with a PI of 119. Easy equipment access off highway 95 or N Woody Rd which runs down the East side of the farm. The landowner recently had (2) Dry dams and also some tiling put in. The South, East and North side dont have any trees. Besides being a nice, clean easy accessible row crop farm, this would be a fantastic place to build a home, with power and rural water at the highway. There is a recent appraisal on this farm and would share with potential buyers, the appraisal is quite a bit higher than asking price of \$7695 per acre (\$195,837). If you are interested in this beautiful, income producing farm, contact the Legacy Land Company listing agent Cabot Benton [217-371-2598](tel:217-371-2598) cbenton@legacylandco.com

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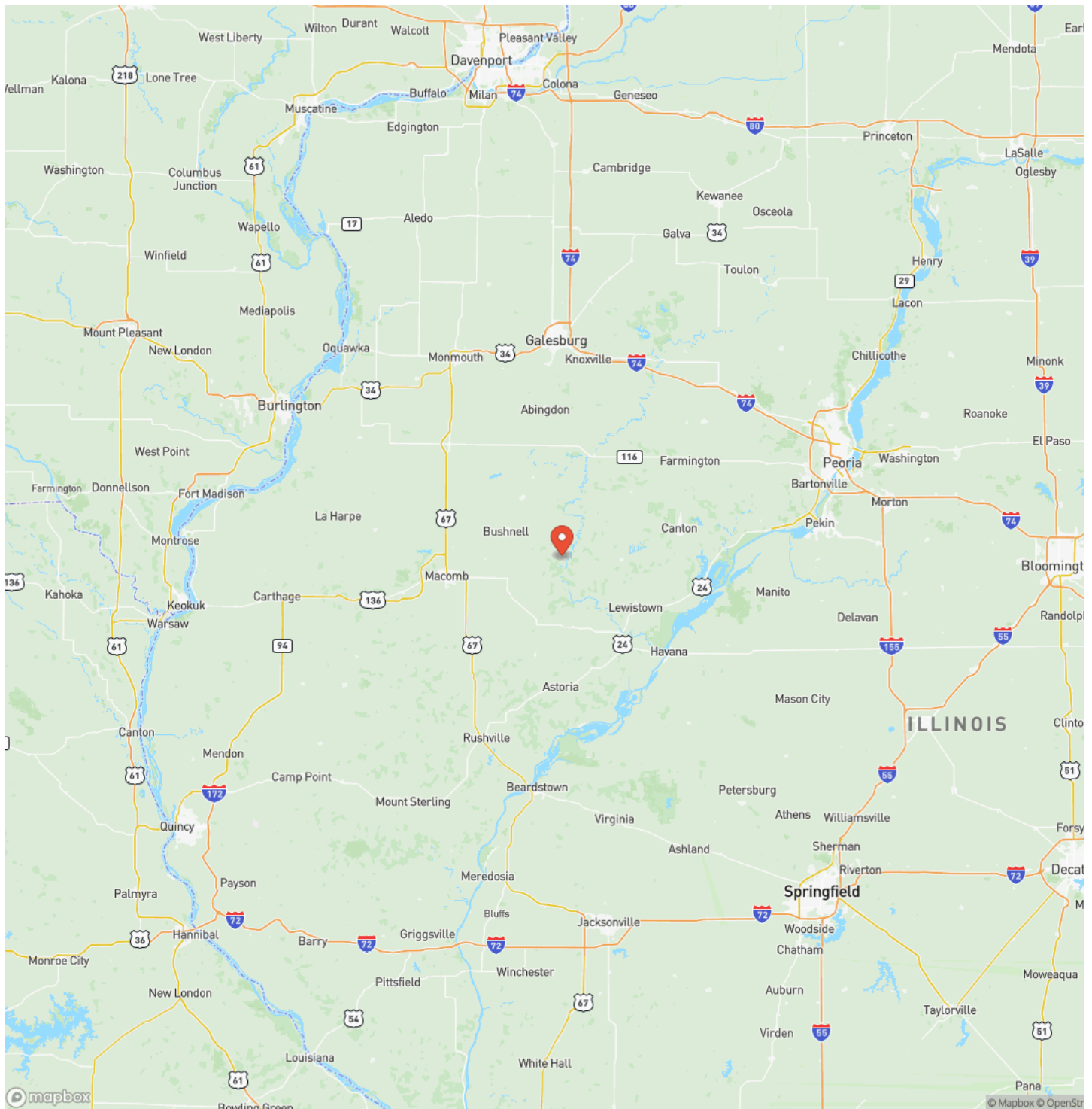


Locator Map



Smithfield, IL / Fulton County

Locator Map



Satellite Map



**25.45 Surveyed acres, tillable, buildable Fulton County farm
Smithfield, IL / Fulton County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Cabot Benton

Mobile

(217) 371-2598

Email

cbenton@legacylandco.com

Address

109 N Liberty Street

City / State / Zip

Rushville, IL 62681

NOTES

[illegible]

NOTES

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There are no margins, text, or other markings on the page.

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.

Legacy Land Co LLC
903 Liberty St
Rushville, IL 62681
(217) 371-2598
