

Cass county/Menard County line 43.63 acres  
tillable/CRP  
Cass County  
Petersburg, IL 62675

**\$327,225**  
43.630± Acres  
Cass County



**Cass county/Menard County line 43.63 acres tillable/CRP  
Petersburg, IL / Cass County**

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**SUMMARY**

**Address**

Cass County

**City, State Zip**

Petersburg, IL 62675

**County**

Cass County

**Type**

Farms

**Latitude / Longitude**

40.02613485002566 / -90.01258522009887

**Acreage**

43.630

**Price**

\$327,225

**Property Website**

<https://legacylandco.com/property/cass-county-menard-county-line-43-63-acres-tillable-crp-cass-illinois/68326/>



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**PROPERTY DESCRIPTION**

This Illinois property is on the Cass side, close to the Menard County line, on the North side of Ruppel RD. It has been surveyed and is 43.63 acres with 15.46 acres being farmed and 25.92 enrolled in CRP ending 2026 and 2030 and paying \$5201 annually. Can email CRP info if interested. The tillable that is being farmed is a mixture of soils.

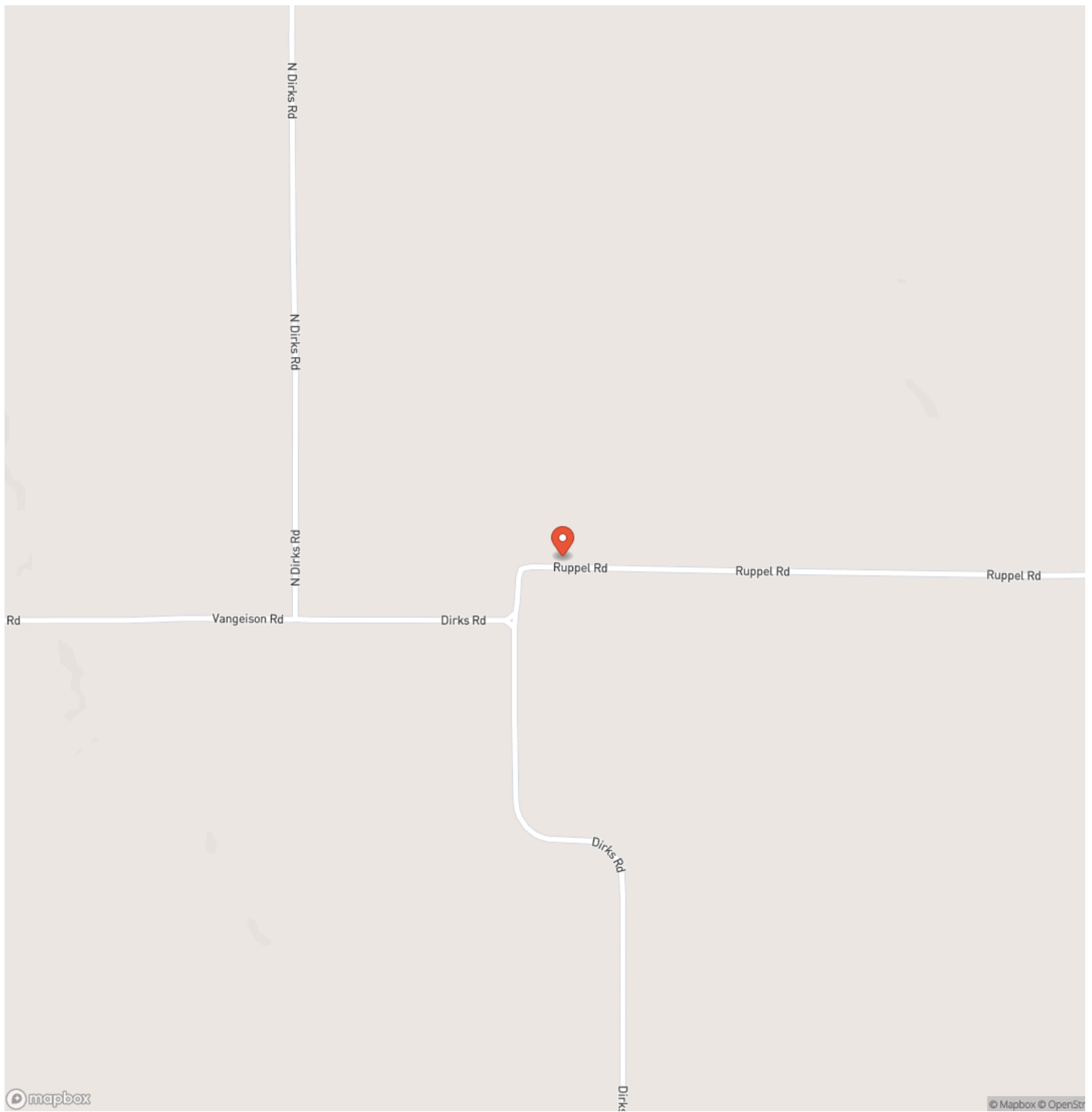
- Buckhart Silt Loam 142 PI
- Osco Silt Loam 138 PI
- Fayette Silt Loam 120 PI
- Rozetta Silt Loam 120 PI

which are all productive dirt. The West neighbor is a small hog confinement and they do have an agreement to use manure at no cost to this seller. The seller does soil tests regularly to maintain the soil. The farmer would keep farming the property if interested at a good cash rent price. So this farm *should* have a yearly income of \$8700 or so if you cash rent out farming. There are a few trees on the East side and I jumped both deer and pheasant both times I was out there. Asking \$327,225 If interested contact Legacy Land Co listing agent Cabot Benton [217-371-2598](tel:217-371-2598) [cbenton@legacylandco.com](mailto:cbenton@legacylandco.com)

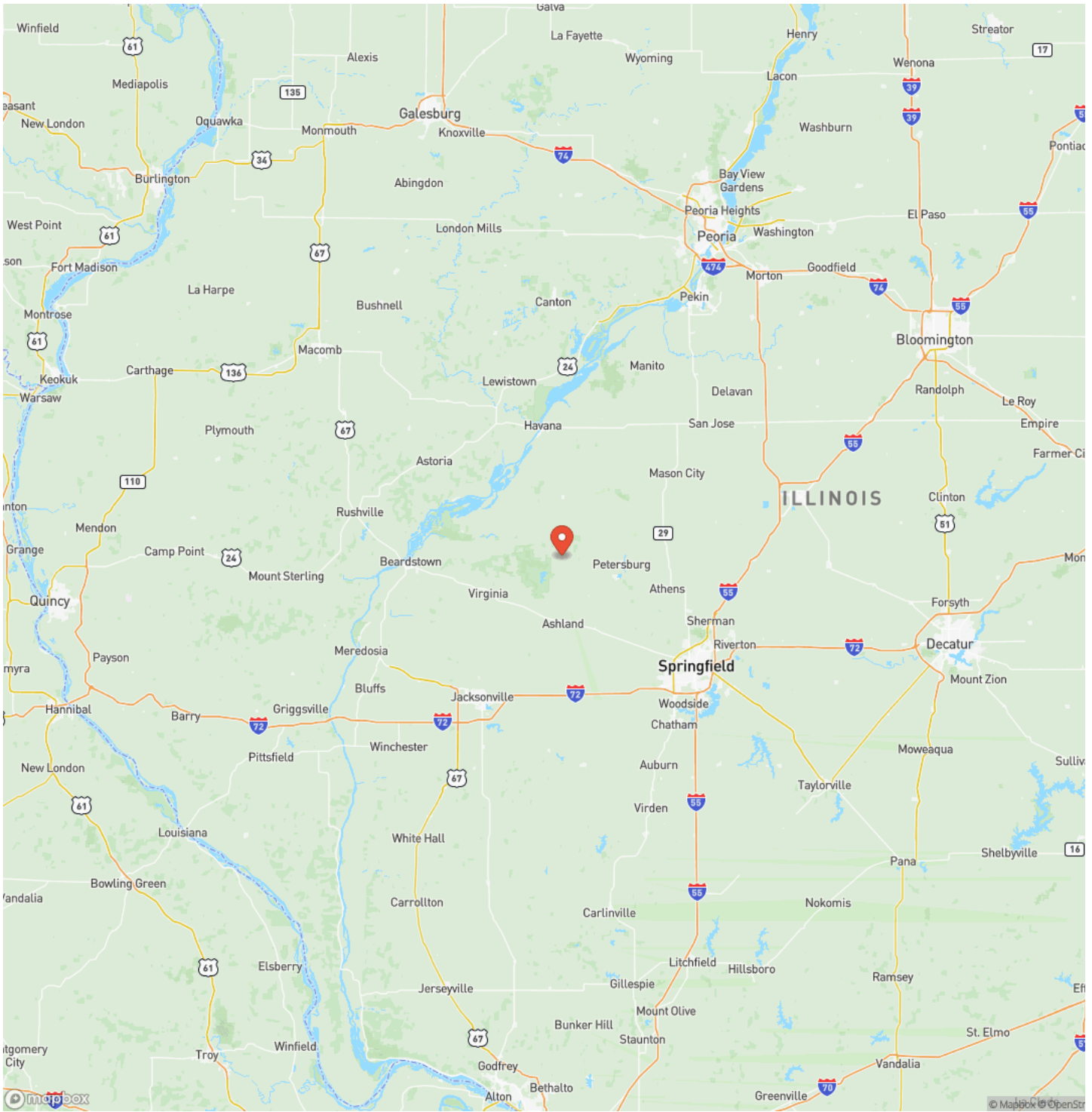
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## Locator Map



# Locator Map



## Satellite Map



**Cass county/Menard County line 43.63 acres tillable/CRP  
Petersburg, IL / Cass County**

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**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**  
Cabot Benton  
  
**Mobile**  
(217) 371-2598  
  
**Email**  
cbenton@legacylandco.com  
  
**Address**  
  
**City / State / Zip**  
Covington, IN 47932

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**NOTES**

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## **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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**Legacy Land Co LLC**  
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Covington, IN 47932  
(765) 585-8207

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