

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

\$316,320
43.63± Acres
Cass County



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

SUMMARY

Address

Cass County

City, State Zip

Petersburg, IL 62675

County

Cass County

Type

Farms

Latitude / Longitude

40.02613485002566 / -90.01258522009887

Acreage

43.63

Price

\$316,320

Property Website

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



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Petersburg, IL / Cass County**

PROPERTY DESCRIPTION

Price reduced \$7250/acre THERE ISNT A HOG CONFINEMENT BY THE PROPERTY ANYMORE.

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. Cash rent is \$250 per acre

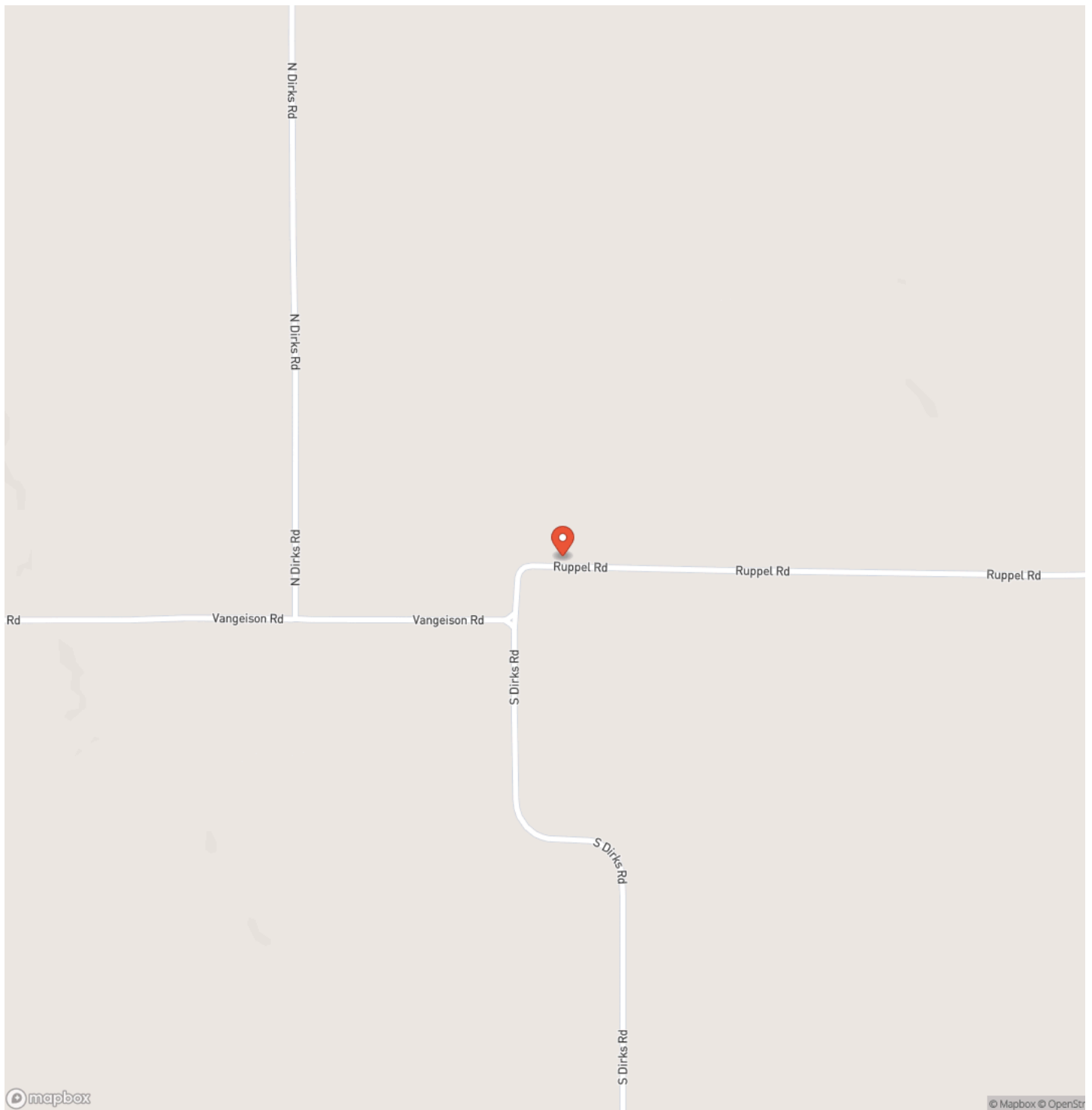
- Buckhart Silt Loam 142 PI
- Osco Silt Loam 138 PI
- Fayette Silt Loam 120 PI
- Rozetta Silt Loam 120 PI

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 over \$9000 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 \$316,320 If interested contact Legacy Land Co listing agent Cabot Benton [217-371-2598](tel:217-371-2598) cbenton@legacylandco.com

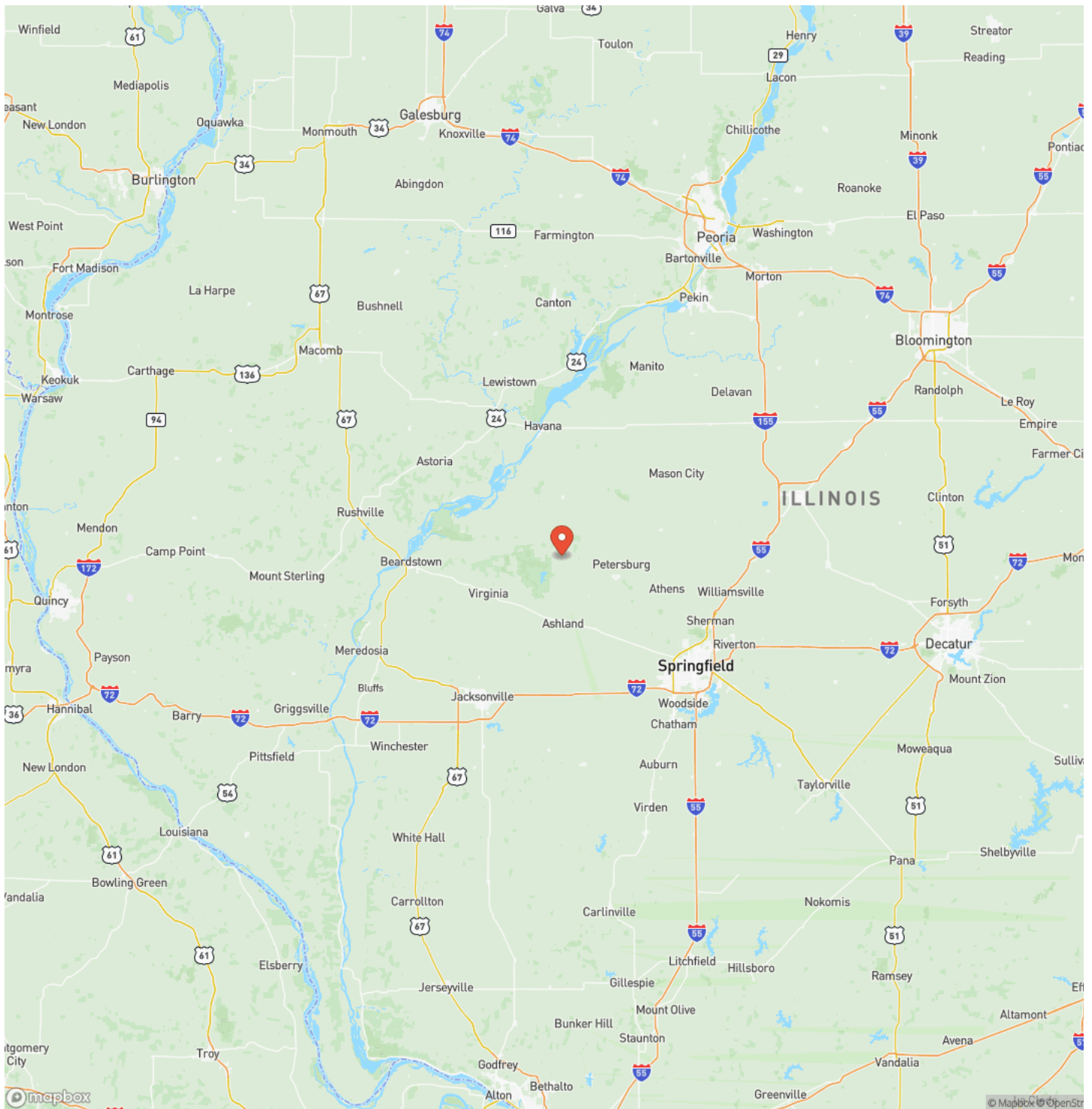
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Locator Map



Locator Map



Satellite Map



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

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 single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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
