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## FOR SALE: JEFFERSON COUNTY IL 56+- ACRES

### PROPERTY DETAILS

Address: Snapshot and East Doolittle Roads, Woodlawn IL

List Price: \$207,200 / \$3700 Per Acre

56 surveyed acres located NW of Woodlawn IL in Casner Township (part of Section 16, T2S- R1E). North 16 acres is high land and South 40 acres is bottom land which can flood. Crop Productivity Index is 112.5 on South 40 which has amazing soil types compared to most CPI ratings of low 90's in the area. FSA cropland is 38.54 acres. Taxes on South 40 acres: \$308.50. Taxes on North 16 acres: \$4.22. Pin #'s 05-16-400-007 and 05-16-40-015. Beautiful home sites. Woodlawn Schools. Approximately 33 acres of south 40 was in CRP in 2010. Tract has since grown to natural cover. Plenty of privacy. Located near the end of Snapshot Road. City water available. North part of tract has frontage on Snapshot Road. South boundary has frontage on East Doolittle Road which is a dirt road.

### Soil Survey Weighted Averages

- Corn 150.5 bu per acre
- Soybeans 49.8 bu per acre
- Wheat 60.1 bu per acre
- Crop Productivity Index 112.5



Listing 1995L

### CONTACT:

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