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FOR SALE: ST. CLAIR COUNTY IL 46+- ACRES

## PROPERTY DETAILS

This all tillable 46+- acre tract is located NE of Mascoutah and West of New Baden along IL Rt 161. 30 +-acres lays West of the highway and 17+- acres East. It lays nearly level, and the soils are some of the finest in Southern Illinois, Herrick, Virden and Fosterburg, with a PI of 129.9 and a weighted corn average of 176.1 bpa. For possible future development, the property is platted into several smaller tracts. There is a cash farm lease through 2018. Taxes: \$16.62+- per acre.

LIST PRICE \$12,500 PER ACRE

Listing 1720L

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BUY A FARM LAND AND AUCTION COMPANY LLC — 800-443-1998