

FOR SALE: 103.5+- Acres Madison County IL

Farmland with Good Quality Soils



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PROPERTY DETAILS (2523L)

Address: Bauer Road, Troy IL 62294

List Price: \$9,200 Per Acre

103.5+- acres at the SE edge of Troy IL on Bauer Road. 103.5+- tillable acres, good quality soils with a PI of 116. 10+- acres is bottom ground. A great addition to farm operation or home site with potential for future development.

- 116 PI
- Corn weighted average 157.6 bpa
- Soybean weighted average 49 bpa
- Wheat weighted average 60.9 bpa
- **18' grain bin w/upright unloader**
- Property is surveyed
- Taxes: 17.07 per ac (2018 paid 2019)

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