

FOR SALE: 204+- Acres Jefferson County IL

Productive Farm Available!



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Broker

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PROPERTY DETAILS (2315L)

Address: IL Hwy 37 South, Dix IL 62830

List Price: \$1,224,000

90% Tillable - Income Producing Farm!

Productive Farm Available! Here is a great opportunity to acquire a very good income producing farm. Located just a mile south of Dix, the large tract has frontage on both sides of IL Hwy 37. It is bordered by Middle Road to the north and Beal Road to the south and is planted to soybeans. The other tract to the southwest is one-quarter mile west of Hwy 37 on the south side of Beal Road and has a pumpkin crop on it this season.

Soils are predominantly Bluford and Hoyleton Silt Loams. Of the 204+- acres, FSA indicates 182 cropland acres. In summary, the farm is approximately 90% tillable and about 90% of that cropland is level to gently rolling with slopes of 5% or less.

Specializing in Rural Real Estate Sales and Auctions
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