

FOR SALE: 731.46+- Acres Marion County IL

Mostly Tillable - Income Producing Land



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PROPERTY DETAILS (2938L)

Address: Kinlou Rd & Meacham Rd, Kinmundy IL

List Price: \$11,400 Per Acre

Exceedingly rare! Old school farm operator! Farm basically needs nothing to produce the best. Drainage areas are marvelously landscaped to control water runoff. This type of maintenance took years to complete. Seller utilized cover crop extensively.

- Tillable: 626.59 acres
- Non-tillable: 104.87 acres
- Total acres: 731.46

The seller has owned most of the farm for many years. Owner operated the farm himself with the help of his wife. They spread their own fertilizer. Wife hauled grain to Kinmundy Elevator with tractor in double hookup large gravity flow wagons. Very particular in their farming practices. Grid soil test plus yield history available. Lime and fertilizer were applied as needed. Quail strips in a few areas.

NOTE: Tracts are labeled per property tax maps. Owner has 200 acres planted to wheat and some fall applied fertilizer which cost would need to be reimbursed to them for possession in 2024.

If you purchase the non-tillable portions that are not waterways and can be separated and sold.

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