

LAND AVAILABLE

MONROE COUNTY

LEVEE ROAD • FULTS, ILLINOIS 62244

461.87 ACRES M/L AVAILABLE

OFFERED AS 3 LISTINGS: #15264, #15265, #15266



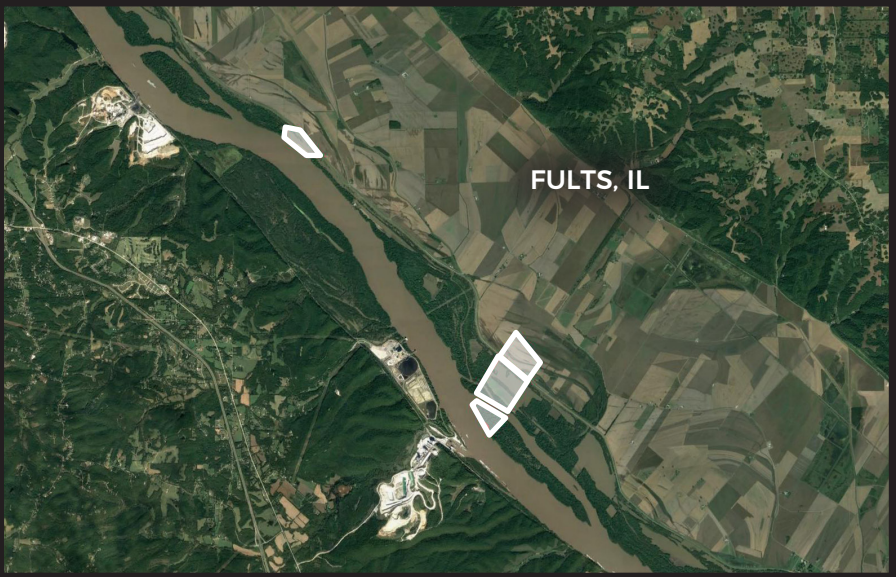
TRAVIS SMOCK 319.361.8089
Travis@PeoplesCompany.com

 **PEOPLESTM**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

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DIRECTIONS:

From Fults, IL: Travel southwest along Ivy Road approximately 2.25 miles to Levee Road. Turn left onto Levee Road and continue approximately 1.7 miles. Look for Peoples Company signs.

Offered as three separate listings.

For additional information please visit PeoplesCompany.com or contact agent **Travis Smock | 319.361.8089.**
Travis@PeoplesCompany.com

62.21 ACRES M/L

PRICE: \$217,735 PRICE PER ACRE: \$3,500

LISTING #15265

DESCRIPTION:

Offering 62.21 acres m/l of tillable and recreational ground along the Mississippi River in Monroe County, IL! Located just 40 miles south of St. Louis, this affordable property offers over 2,000 ft of Mississippi River frontage allowing for endless recreational opportunities. Income is provided by 22.69 FSA tillable acres carrying a productivity index of 112.5. The remaining portion of the farm is comprised of timbered areas, which combined with river access create excellent deer and waterfowl hunting potential. This land is located west of Fults, IL with good access from Levee Road and in section 23 of Precinct 15 Township, Monroe County.

FARM DETAILS:

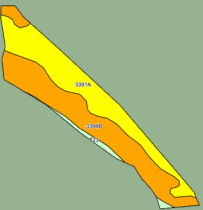
Corn Base: 8.80 Acres with a PLC Yield of 140

Soybean Base: 16.32 Acres with a PLC Yield of 43

Wheat Base: 2.43 Acres with a PLC Yield of 50

TILLABLE SOILS MAP:

Code	Soil Description	Acres	Percent of Field	Legend	PI
3394B	Haynie silt loam	11.66	51.4%		118
3391A	Blake silty loam	10.16	44.8%		116
123	Riverwash	0.87	3.8%		N/A
Weighted Average					112.5



111.02 ACRES M/L

PRICE: \$777,140 PRICE PER ACRE: \$7,000

LISTING #15264

DESCRIPTION:

Offering 111.02 acres m/l of highly tillable, levee protected farm ground near Fults, Illinois. This farm consists of 101.49 FSA tillable acres carrying a PI of 113.5. Primary soil types include Ambraw silty clay loam, Haynie silt loam and Fults silty clay. Farm is located just northwest of Fults along Levee Road in section 5 of Precinct 13 Township, Monroe County, IL.

FARM DETAILS:

Corn Base: 39.19 Acres with a PLC Yield of 140

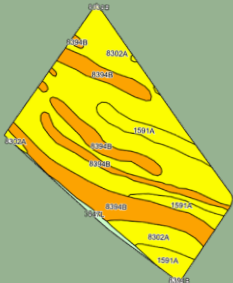
Soybean Base: 72.69 Acres with a PLC Yield of 43

Wheat Base: 10.82 Acres with a PLC Yield of 50

*Farm Program Information is currently combined with additional acres. Base Acres will be adjusted per the default method when the farm is reconstituted by the Monroe County FSA Office.

TILLABLE SOILS MAP:

Code	Soil Description	Acres	Percent of Field	Legend	PI
8302A	Ambraw silty clay loam	57.69	56.8%		114
8394B	Haynie silt loam	30.33	29.9%		118
1591A	Fults silty clay	11.89	11.7%		115
3847L	Fluvaquents-Orthents complex	1.58	1.6%		N/A
Weighted Average					113.5



288.64 ACRES M/L

PRICE: \$788,260 PRICE PER ACRE: \$2,731

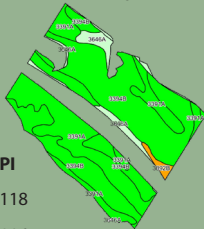
LISTING #15266

DESCRIPTION:

Offering 288.64 acres m/l of unique riverfront farmland near Fults, Illinois. This farm features 107.44 FSA tillable acres carrying a PI of 109 with the remaining land consisting of multiple timbered areas and water. Primary soil types include Haynie silt loam and Blake silty clay loam. The property offers excellent Mississippi River frontage and the opportunity to own part of your own island creating endless recreational opportunities from boating to deer and waterfowl hunting. The farm is located just southwest of Fults with good access from Levee Road in sections 5, 6, 7 & 8 of Precinct 13 Township, Monroe County, IL.

TILLABLE SOILS MAP:

Code	Soil Description	Acres	Percent of Field	Legend	PI
3394B	Haynie silt loam	59.88	55.7%		118
3391A	Blake silty clay loam	39.10	36.4%		116
3646A	Fluvaquents loamy	6.00	5.6%		N/A
3092B	Sarpy fine sand	1.45	1.3%		84
3847L	Fluvaquents-Orthents complex	1.01	0.9%		N/A
Weighted Average					109





12119 Stratford Drive, Suite B
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