

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

FAYETTE COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCOME-PRODUCING MIXED FARM

Located northwest of St. Elmo, Illinois sits this exceptional 80 +/- acre income-producing property. With this tract you will have income and recreational use with a great location and easy access.

Arriving at the property you will see nearly 34 +/- acres of tillable acreage that consists of Bluford Silt, Darmstadt Silt, and Wynoose Silt Loam(s). The tillable acreage holds a 100.7 productivity index. You will also find two oil rigs that are still in production that generate additional income with the rights transferring upon the sale.

The remaining balance of this farm is in timber, ridge tops, and wet weather creeks. The timber has some marketable value, mainly consisting of white oaks. As you navigate through the timber on the trail system, it doesn't take long to get excited about the layout and how well this tract will hunt. Whether you are looking for a great farm to chase those Illinois whitetails in the fall or watch the woods wake up in the spring as you pursue the eastern turkeys, this farm is for you. Top it off with two sources of income, this tract won't be on the market long. Don't wait, contact Michael Young to set up your private showing at (618) 917-1665.



PROPERTY FEATURES

PRICE: **\$502,950** | COUNTY: **FAYETTE** | STATE: **ILLINOIS** | ACRES: **80**

- 80 +/- acres
- 34 +/- acres tillable
- 46 +/- acres timber
- Two producing oil rigs (transfer on sale)
- Blacktop road frontage
- Electric and water at the road
- Established trail system
- Deer and turkey
- Wet weather creeks
- Potential food plot locations
- Morel mushrooms
- Taxes \$610.00
- 20 minutes from Vandalia, IL
- 90 minutes from St. Louis, MO



80 +/- ACRES



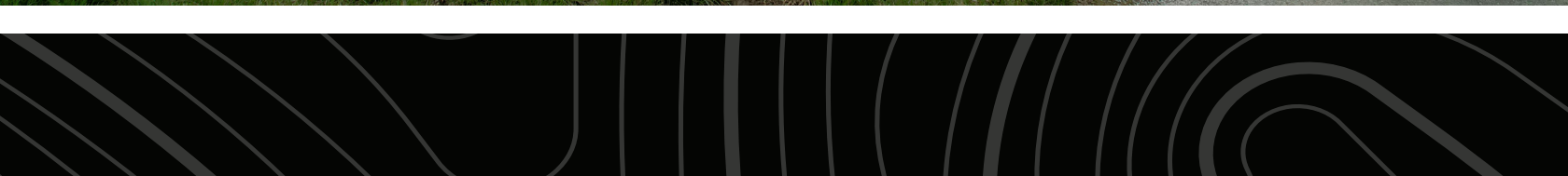
34 +/- TILLABLE ACRES



46 +/- ACRES OF TIMBER



PRODUCING OIL RIGS & BLACKTOP FRONTAGE



WET WEATHER CREEKS



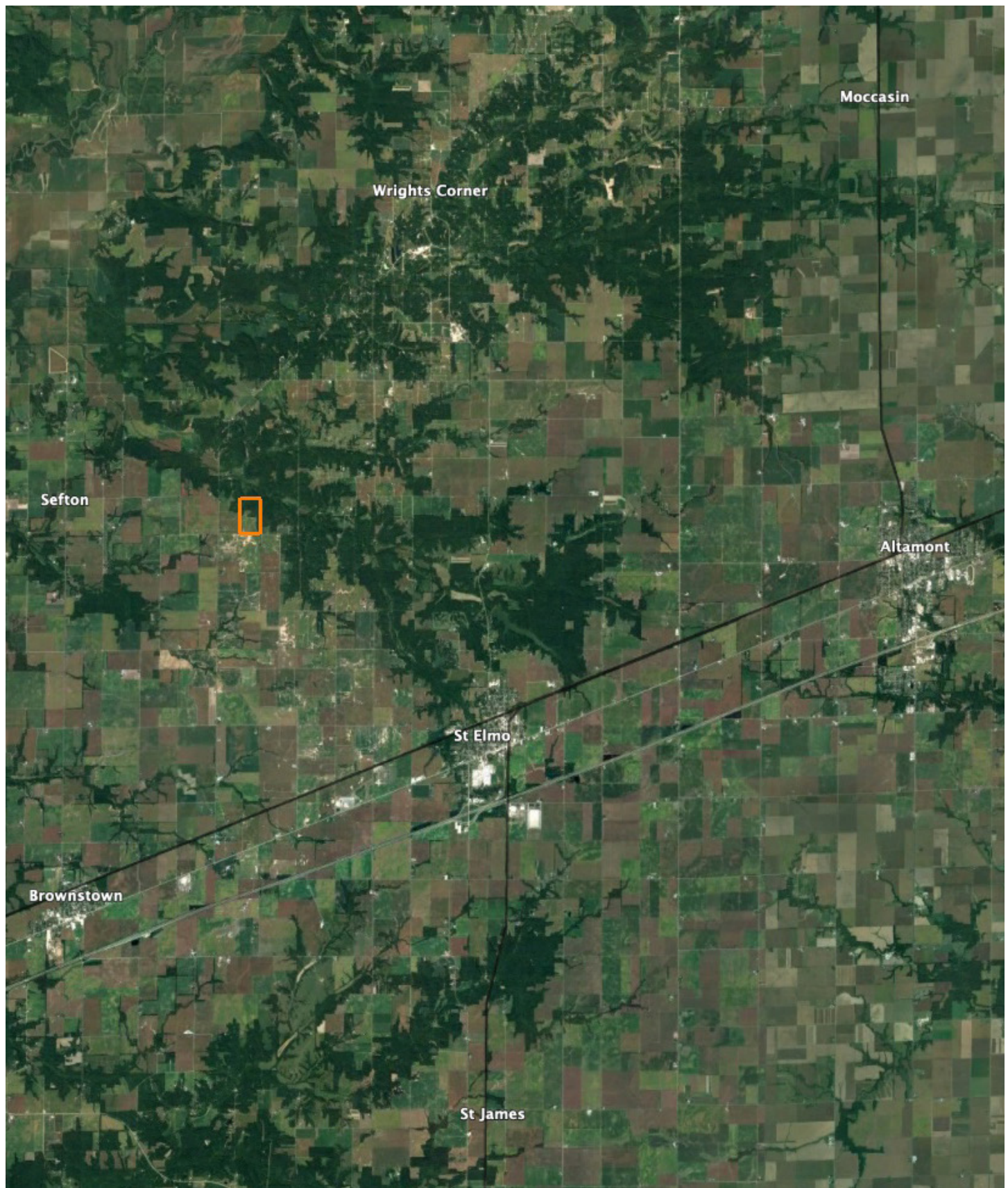
ESTABLISHED TRAIL SYSTEM



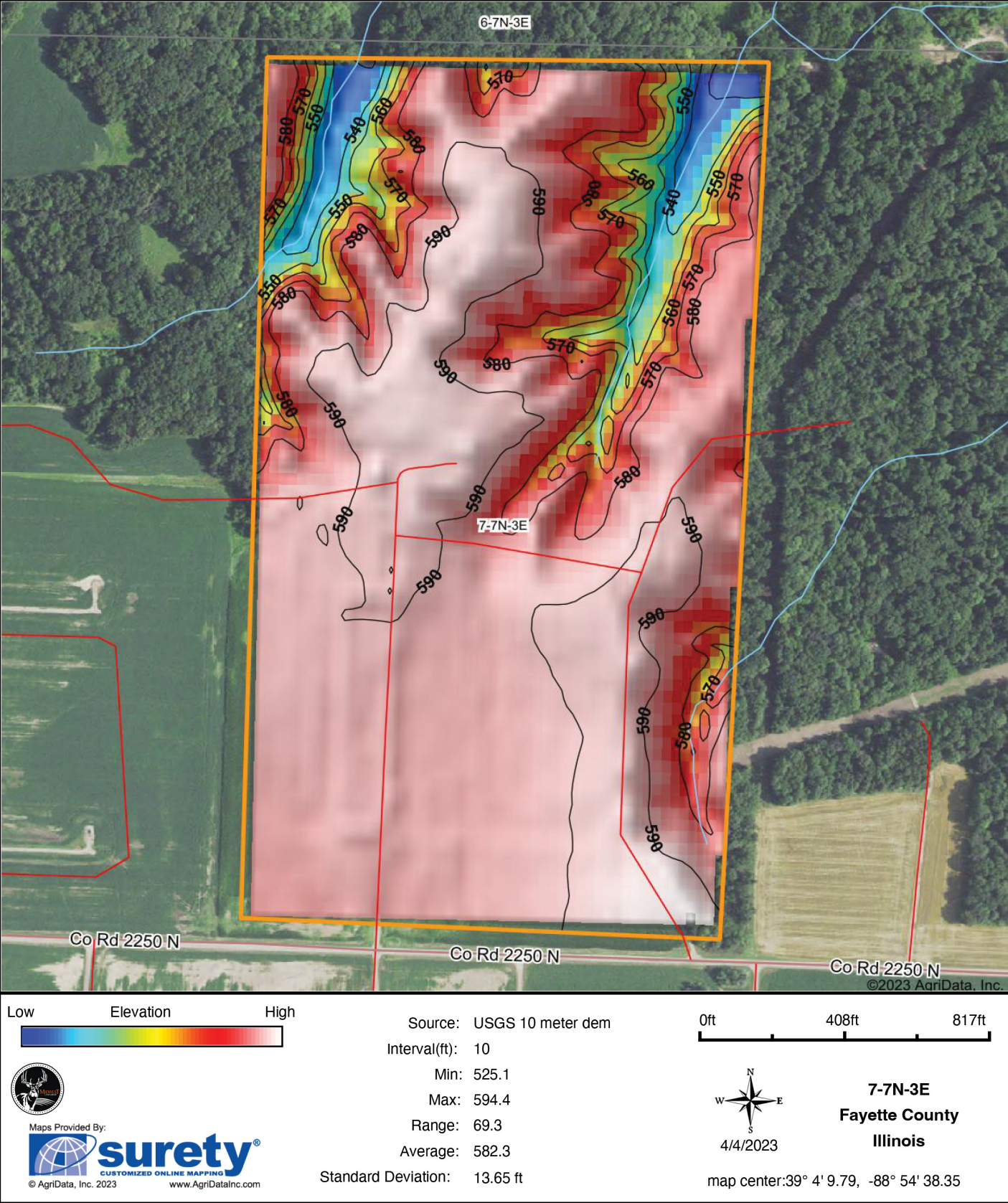
ADDITIONAL PROPERTY PHOTOS



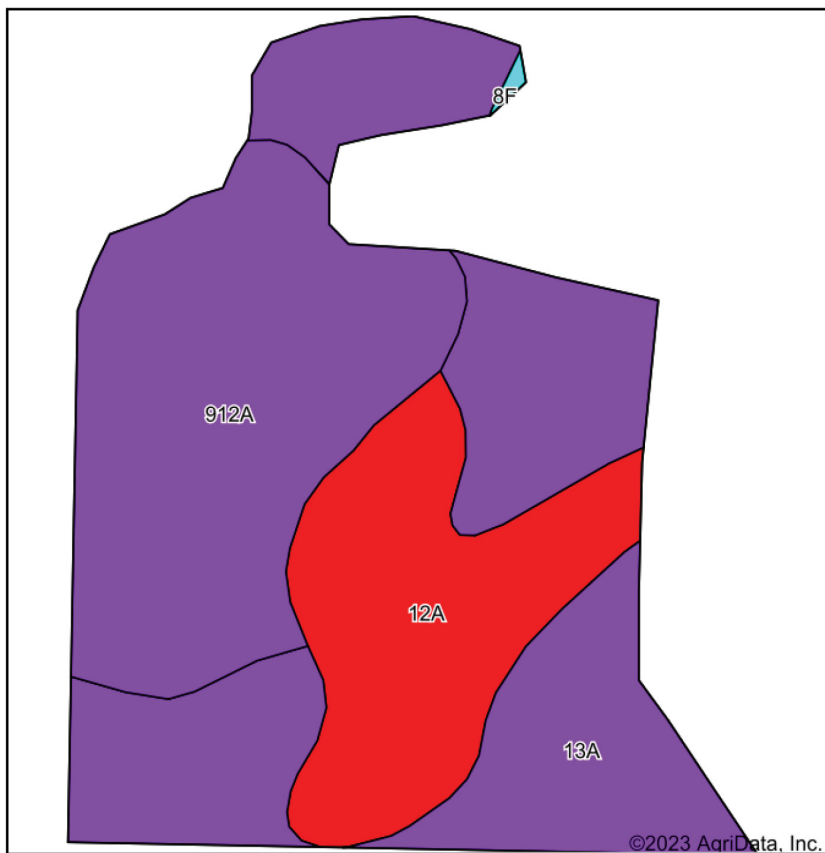
AERIAL MAP



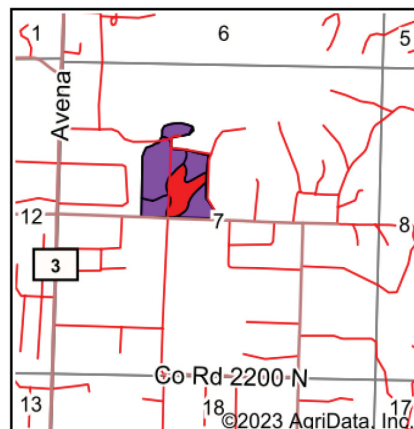
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Fayette**
 Location: **7-7N-3E**
 Township: **Avena**
 Acres: **34**
 Date: **4/4/2023**



Maps Provided By:



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Area Symbol: IL051, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Soil Drainage	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
13A	Bluford silt loam, 0 to 2 percent slopes	14.08	41.4%		1.6ft. (Abrupt textural change)	Somewhat poorly drained	FAV	136	44	0.00	3.39	101
912A	Hoyleton-Darmstadt silt loams, 0 to 2 percent slopes	12.10	35.6%		0.9ft. (Abrupt textural change)	Somewhat poorly drained	UNF	134	45	0.00	4.24	103
12A	Wynoose silt loam, 0 to 2 percent slopes	7.76	22.8%		1.6ft. (Abrupt textural change)	Poorly drained	FAV	128	42	0.00	4.26	97
**8F	Hickory silt loam, 18 to 35 percent slopes	0.06	0.2%		> 6.5ft.	Well drained	FAV	**86	**29	**2.85	0.00	**65
Weighted Average								133.4	43.9	0.01	3.89	100.7

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

AGENT CONTACT

Michael Young is such an outdoors enthusiast, he has a personal motto: "I leave the land better than when I arrived." With many years of experience hunting, developing and managing properties, Michael's passion runs deep - improving habitat, food sources, timber stand and overall appearances. His knowledge of TSI and CRP programs, planting fruit trees, prescribed burns, food plots, row crops, watering holes, and establishing trails for access make him truly one of a kind. He's handled and implemented management goals for farms of hundreds of acres for year-round growth for wildlife and habitat, and brings that experience to every transaction he handles.

Born in Alton, Illinois, Michael graduated from East Alton – Wood River Community High School and attended Lewis and Clark Community College. He was in law enforcement for several years, serving as cadet, dispatch, canine handler and patrolman. Throughout his tenure, Michael developed a keen ability to problem solve and, thus, received life-saving and acts-of-service awards for his service to the community. Each of these skills he maintains to this day at Midwest Land Group, all while maintaining professionalism and effective communication, and continues to earn the trust of his clients.

Michael knows there's something special about owning land, no matter the size. Clients come to him to buy or sell recreational, hunting, investment, and livelihood properties because they know he's devoted to achieving their goals. Outside of work, if Michael's not hunting, fishing, hiking, kayaking, traveling, or managing land, he's spending time with his fiancé, Donia, helping coach his son Hunter's baseball team and following his daughter Haylee's competitive dance adventures.



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