



TRAVIS SMOCK

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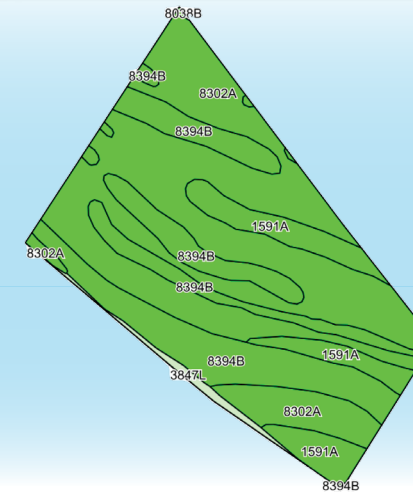
FARMLAND AVAILABLE

MONROE COUNTY, IL

PROPERTY INFO

TILLABLE SOILS

Offering 111.02 acres m/l of highly tillable, levee protected farmland 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. The crop lease has been terminated and the farm is open for the 2022 season. There has been a long term tenant in place that is willing to continue renting if the Buyer is an investor. The property is located just southwest of Fults along Levee Road in section 5 of Precinct 13 Township, Monroe County, IL. Additional land is available in the area.

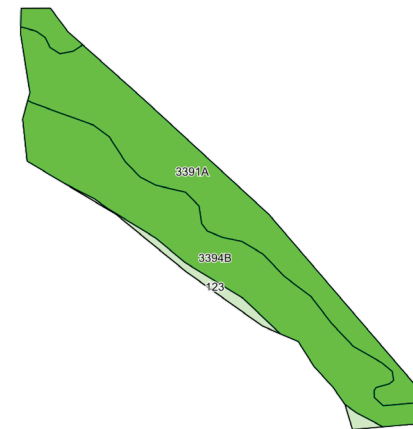


Code	Soil Description	Acres	% of Field	PI	Legend
8302A	Ambraw silty clay loam	57.69	56.8%	114	
8394B	Haynie silt loam	30.33	29.9%	118	
1591A	Fults silty clay	11.89	11.7%	115	
3847L	Fluvaquents-Orthents complex	1.58	1.6%	-	
Weighted Average				113.5	

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. Farm is situated on the northeast side of Levee Road.



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. The crop lease has been terminated and the farm is open for the 2022 season. There has been a long term tenant in place that is willing to continue renting. This land is located west of Fults, IL with good access from Levee Road and in section 23 of Precinct 15 Township, Monroe County. There is additional land available in the area.



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

Directions: From Fults, IL: Travel southwest along Ivy Road for approximately 2.25 miles and continue following Ivy Road as it turns northwest and turns into Levee Road. Continue on Levee Road for approximately 3.25 miles and the farm will be situated on the southwest side of Levee Road.

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 crop lease has been terminated and the farm is open for the 2022 season. There has been a long term tenant in place that is willing to continue renting. 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. Additional land is available in the area.



Code	Soil Description	Acres	% of Field	PI	Legend
3394B	Ambraw silty clay loam	59.89	56.8%	118	
3391A	Blake silty clay loam	39.09	29.9%	116	
3646A	Fluvaquents, loamy	5.99	11.7%	-	
3092B	Sarpy fine sand	1.45	1.6%	84	
3847L	Fluvaquents-Orthents complex	1.02	0.9%	-	
Weighted Average				109	

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. The farm is situated on the southwest side of Levee Road.



FOR MORE INFORMATION, PHOTOS, MAPS, AND AERIAL DRONE VIDEO PLEASE VISIT OUR WEBSITE.

FOR MORE INFORMATION VISIT PEOPLES COMPANY.COM LISTING #15960, #15961, & #15962

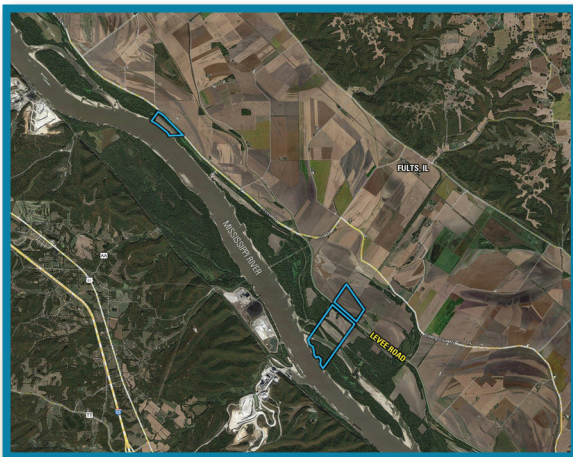




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461.87

TOTAL ACRES M/L

OFFERED IN THREE SEPARATE TRACTS

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