

129 ACRE SCHUYLER TIMBER AND FARM LAND

**Off S SD Center RD.
Plymouth IL 62367**

For more information contact:

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is an AGENT of the SELLERS.



GOODWIN

County:	Schuyler
Township:	Birmingham
Gross Land Area:	129 Acres
Property Type:	Timber and Farm Land
Possible Uses:	It is mostly timber, but has some farm land
Total Investment:	\$496,650.00
Unit Price:	\$3850.00
Productivity Index (PI):	109.6
Buildings:	No Buildings
Zoning:	Agriculture



The property is located in west central Illinois 48 miles north east of Quincy, IL and 89 miles north west of Springfield, IL. The land is relatively flat with some rolling hills, featuring approximately 15 tillable acres of farm land inside the timber area.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 129 Acre Schuyler County Timber and Farm Land.
Tax ID Number/APN: 01-22-200-002
01-23-100-001
Possible Uses: This property is mostly timber and can be used for recreational purposes as well as agriculture in the interior areas.
Zoning: Agriculture

AREA & LOCATION

School District: Southeastern Community School Unit District 337
Location Description: This parcel is located in Schuyler county 29 miles southeast of Carthage, IL near the towns of Augusta and Brooklyn. Weinberg-King State Park which has open access and Williams Creek Bluff Land and Water Reserve, which is a privately owned and manage with limited access are 4 miles to the west off of Illinois Route 101.
Site Description: This parcel is rolling timber and farm land made up of mostly Wakeland, Hickory and Rosetta Silt Loam. The timber area makes up approximately 115 of the total acres with the rest being open area and 6.5 acres of tillable farm land. The Harrison Branch stream runs through the southern part of the property, with some wetland near the stream and around the two small ponds that are on the property.
Side of Street: The property sits .5 five miles south of Center Road and .75 miles north of Illinois Rt. 101.
Highway Access: Illinois Rt. 101 is .75 miles from this property and U.S. 67 is 13.5 miles to the east.
Road Type: There are no roads directly adjacent to the property.
Largest Nearby Street: Illinois Rt. 101 is .75 miles to the south.

LAND RELATED

Tillable Acres: There are 6.5 tillable acres, with approximately 12 more acres of open area mixed in with the timber.
Lot Depth: 2692 feet
Buildings: There are no buildings on this property.
Flood Plain or Wetlands: There are no flood plain areas on this site, but there are small wetland areas around the Harrison Branch Stream and two small ponds.
Topography: Please see the topographical map included in the brochure.
Soil Type: The primary Soils types on the Schuyler Timber and Farm Land are:

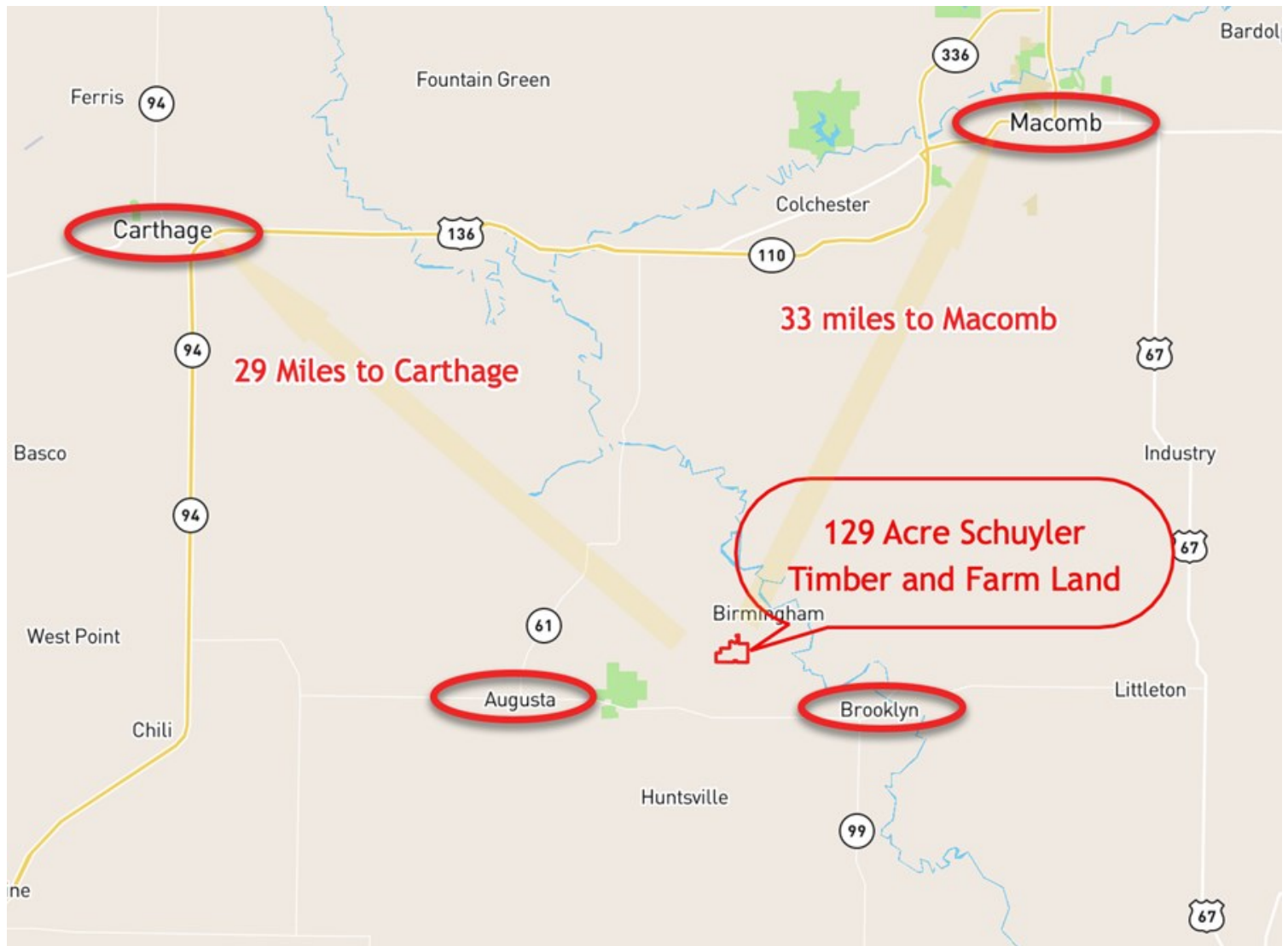
Hickory silt loam (8cF)
Kendall silt loam (742A)
Wakeland silt loam (3333A)
Rozetta silt loam (279B)

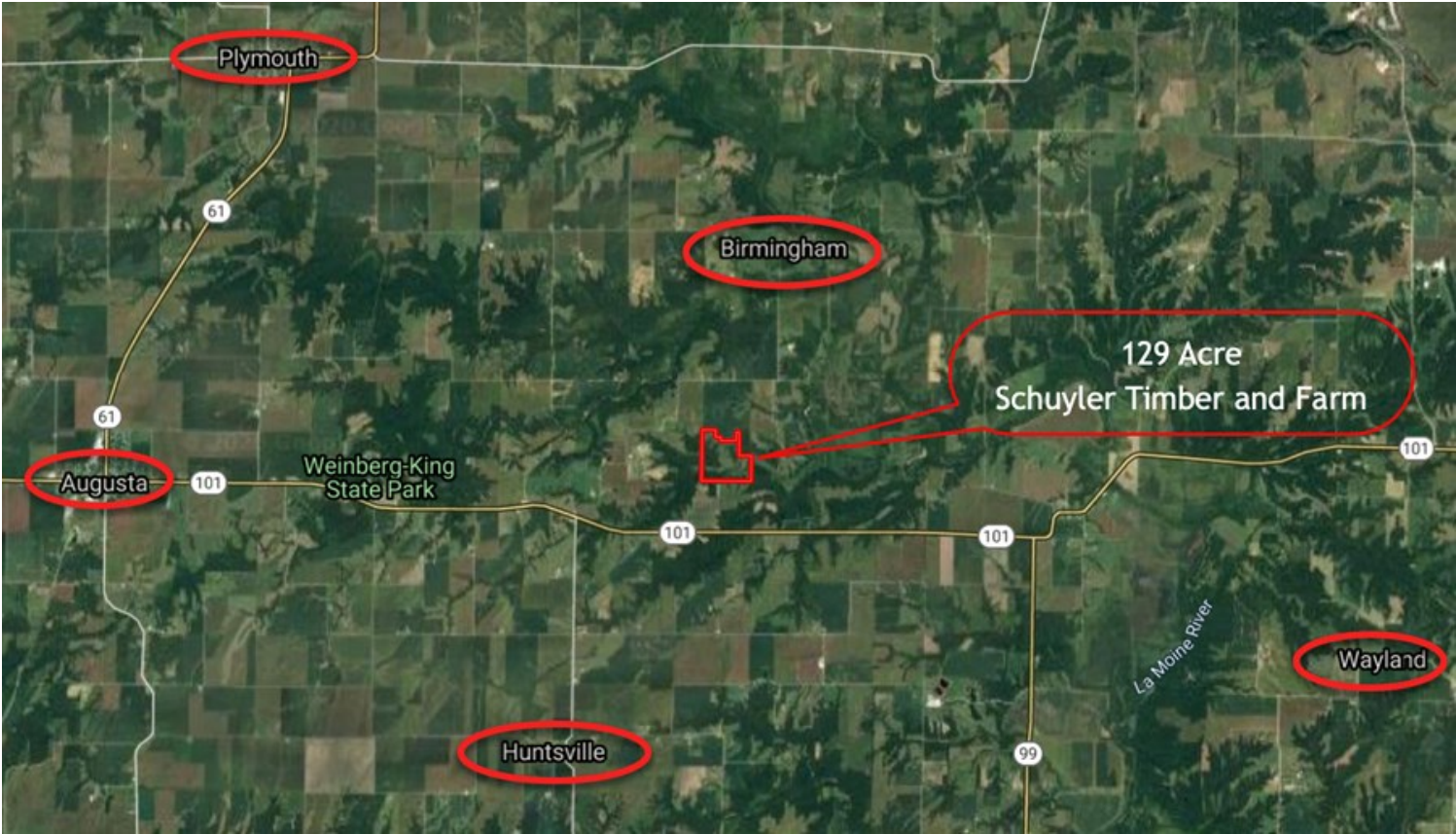
FINANCIALS

Finance Data Year: 2018 to 2019
Real Estate Taxes: 2018 Real Estate taxes paid in 2019 are \$621.80 or \$4.82 per acre
Investment Amount: The sellers are asking \$3,850.00 per acre for a total investment of \$496,650.00.

LOCATION

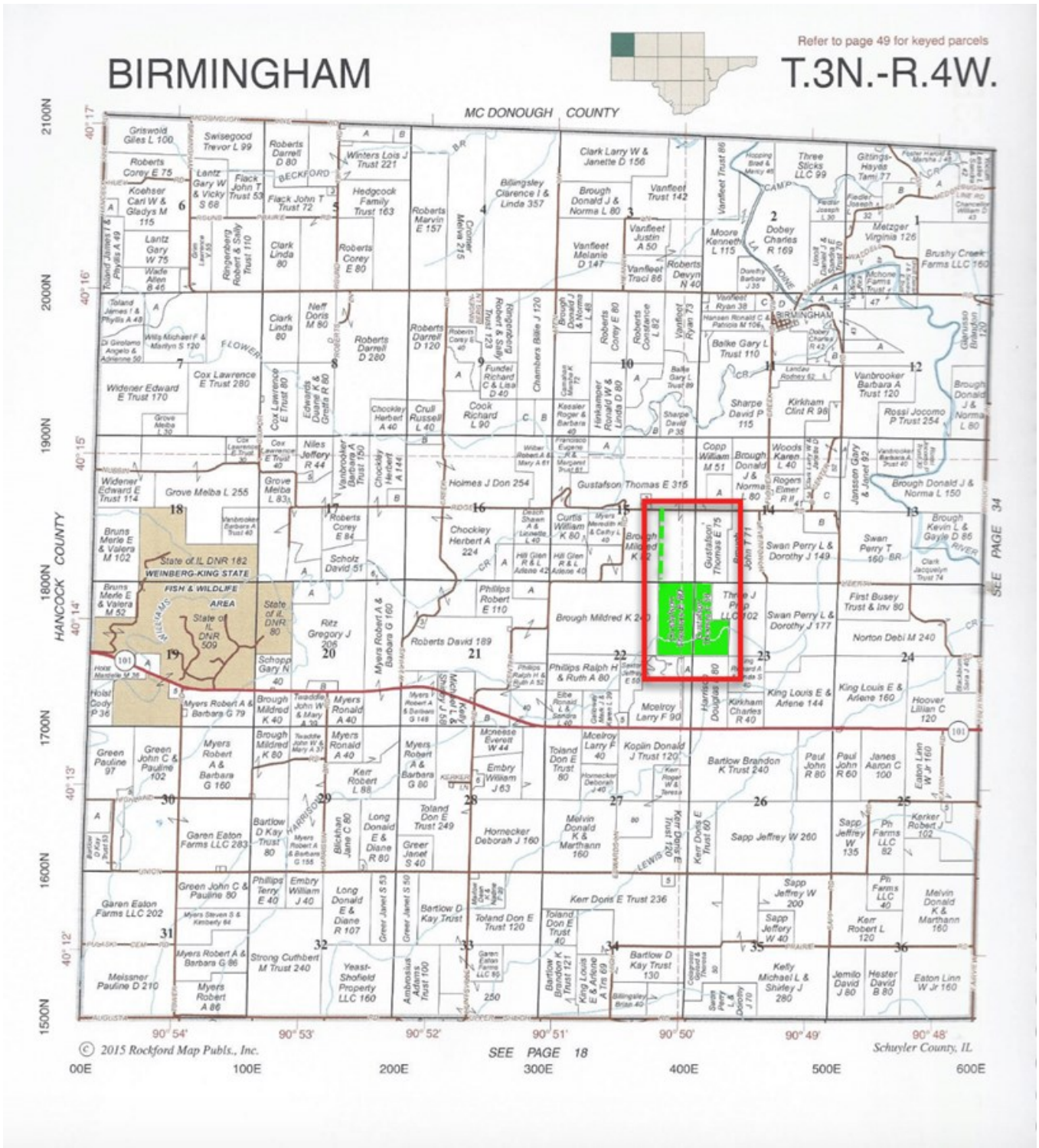
Address: OFF S SD CENTER RD, PLYMOUTH, IL, 62367
County: Schuyler County



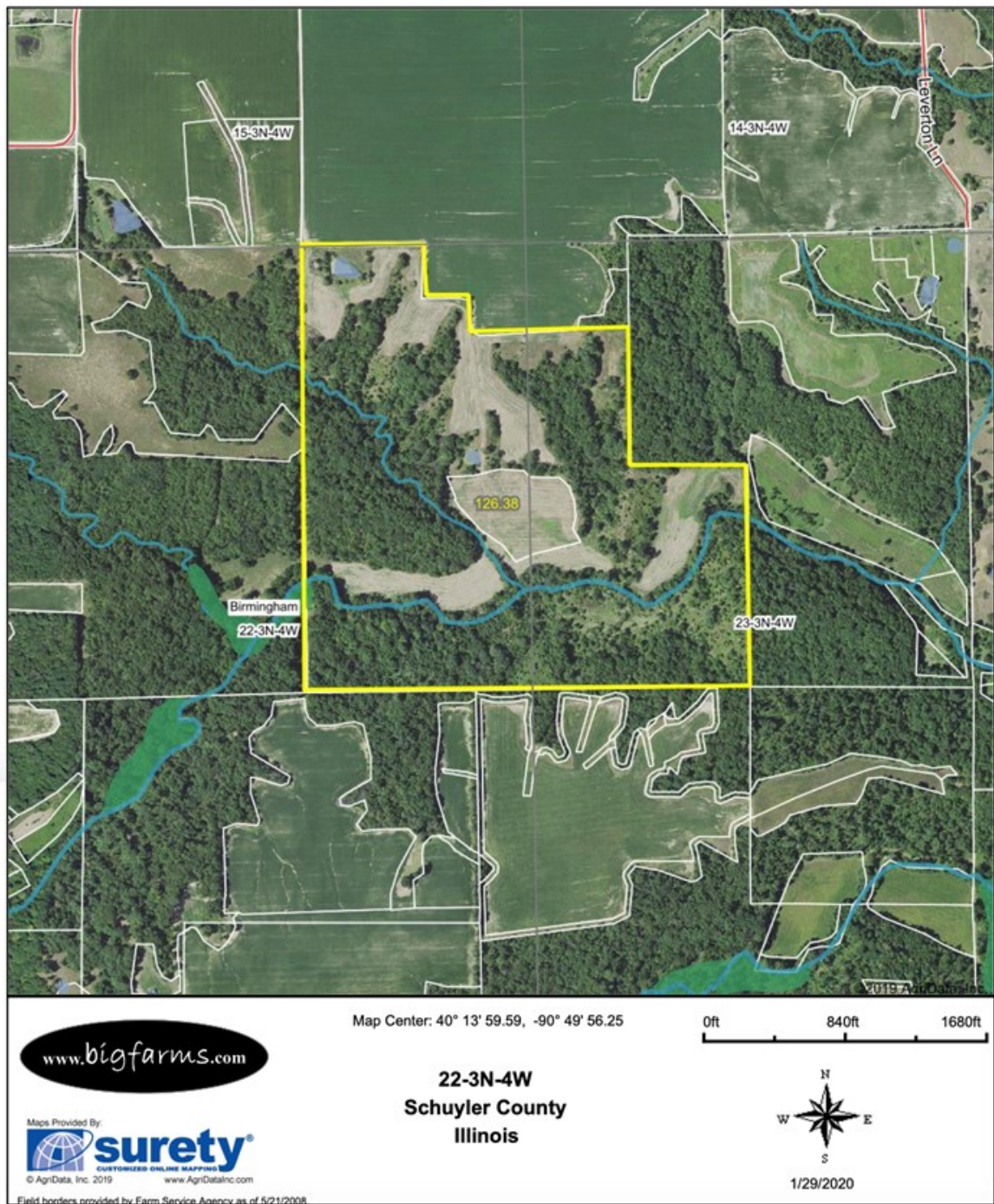


AERIAL MAP 129 ACRE SCHUYLER TIMBER AND FARM LAND OFF CENTER RD. PLYMOUTH, IL

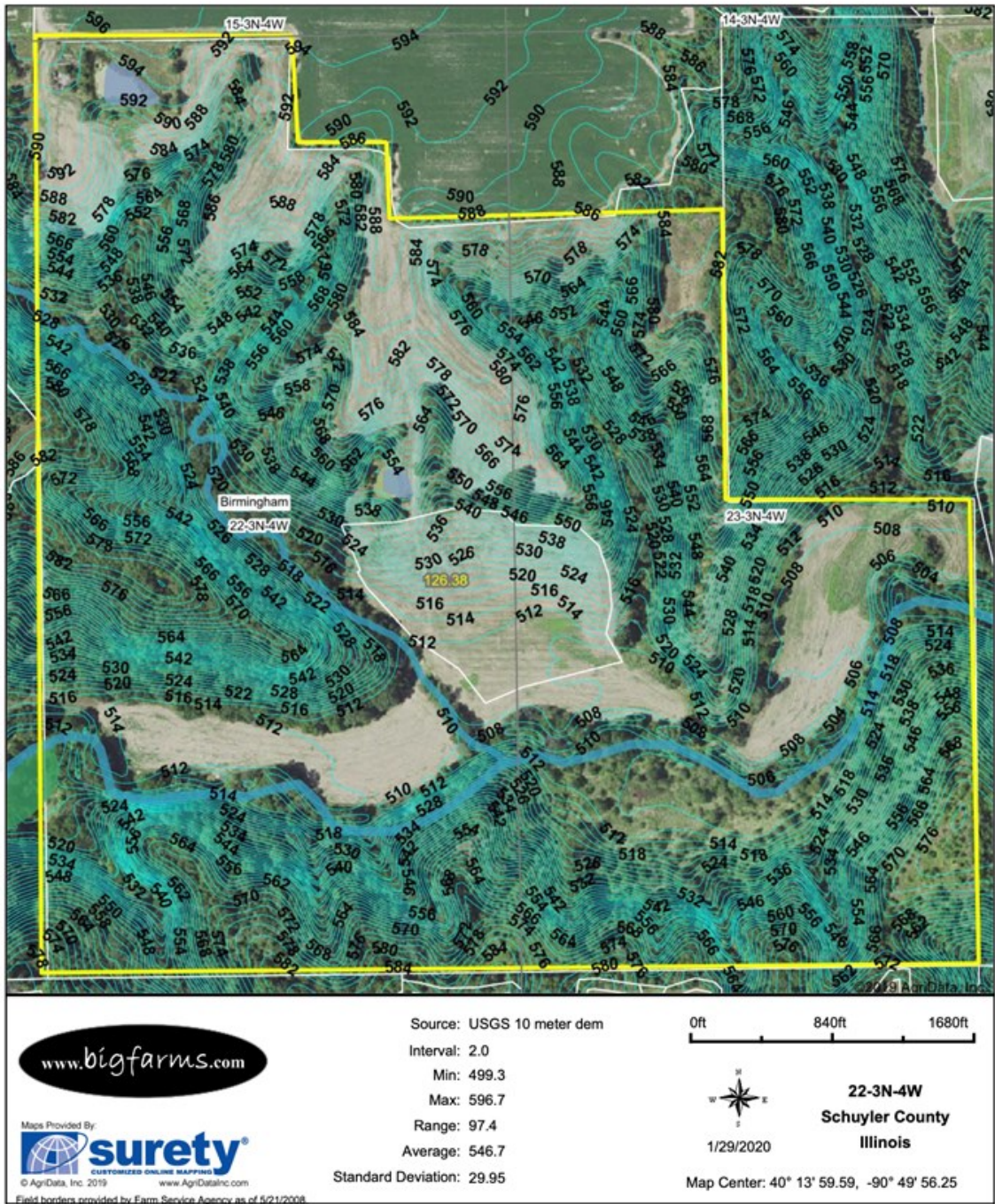




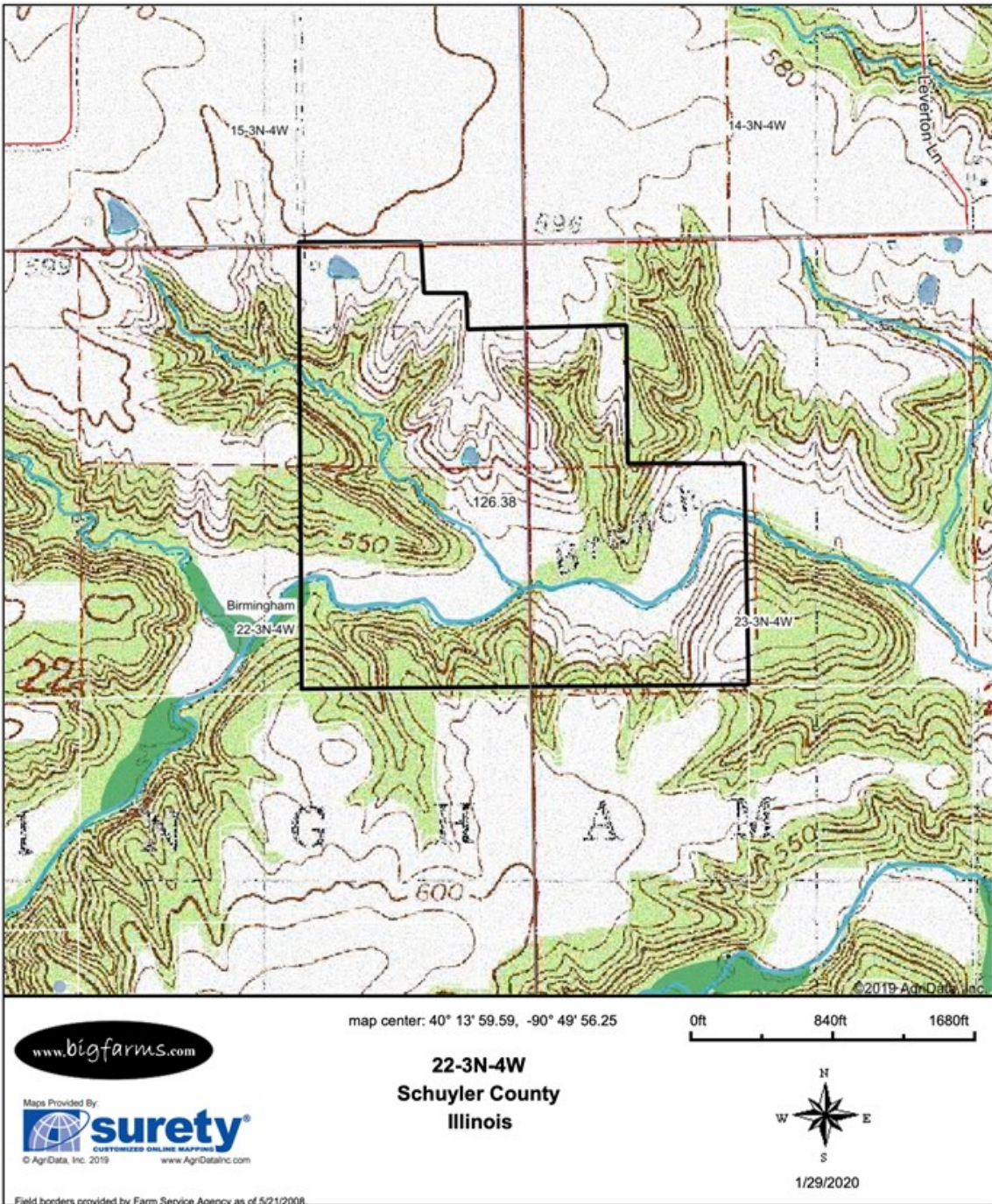
Aerial Map



Topography Contours



Topography Map



DOUGLAS W. DEININGER, ALC PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



AGENCY DISCLOSURE

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