

MACOUPIN COUNTY, ILLINOIS



LAND FOR SALE

45.54± Acres

Tillable, Woodland & Pasture



Property Details

Property Location: Macoupin County, Illinois
Section 4 – Township 11N – Range 7W

Access: From Emmerson Airline Road along the North

Acreage: 45.54± taxable acres, 33.55± tillable acres, 4.50± wooded acres, 4.75± pasture acres

Topography: Level to slowly rolling

Tenancy: Open for the 2027 crop season

Parcel Numbers: 13-000-050-01 & 13-000-046-00

2025 Real Estate Taxes (Payable 2026): \$1,173.52

Asking Price: \$9,950/acre

Sales Terms Summary: Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing subject to current tenant's rights.

Check out this multi-faceted 45.54± acre tract in Northern Macoupin County, Illinois!

Affordably-sized and conducive to crops, pasture, and hunting, this is a parcel worth your thought and attention. The Burgess Farm is located just East of Otter Lake, approximately 5± miles Southwest of Girard along Emerson Airline Road. Currently farmed are 33.55± acres that carry a Productivity Index Rating of 112.1. Rozetta and Keomah silt loams predominate. Another 4.75± acres are hayed with some of that acreage being a prime candidate for additional farmed acreage or livestock. Additionally, there are 4.5± wooded acres along the South that can give the future owner a perfect spot for a hunting blind. One could even envision a future homesite on the property.



Luke Worrell

Questions or to make an offer:

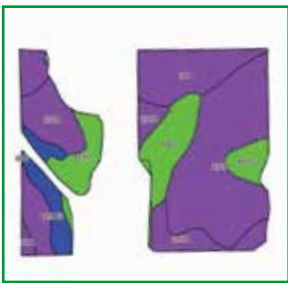
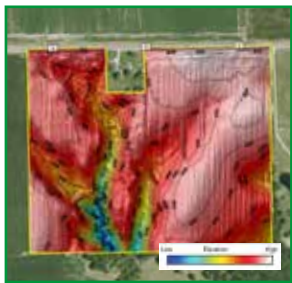
Luke Worrell

**Seller's Designated
Representative
and Managing Broker**

217-473-7039



Additional details, maps, and photos are available online at www.Worrell-LandServices.com



Code	Soil Description	Acres	% of Field	ICPI*
279A	Rozetta silt loam, 0-2% slopes	15.81	47.1%	120
17A	Keomah silt loam, 0-2% slopes	5.79	17.3%	119
6B2	Fishhook silt loam, 2-5% slopes	3.14	9.4%	90
279B	Rozetta silt loam, 2-5% slopes	2.96	8.8%	118
8cD2	Hickory silt loam, 10-18% slopes	2.41	7.2%	82
119C2	Elco silt loam, 5-10% slopes	2.16	6.4%	104
897C2	Bunkum-Atlas silt loams, 5-10% slopes	1.28	3.8%	94
*Illinois Crop Productivity Index				Weighted Productivity Index Average 112.1

Information was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owners or their agents. Boundaries on maps and photos are approximate. Worrell Land Services, LLC is acting as the seller's agent.

MACOUPIN COUNTY, ILLINOIS

LAND FOR SALE

45.54± Acres
Tillable, Woodland & Pasture



Land Sales & Auctions • Farm Management • Land Appraisals



2240 West Morton Avenue, Jacksonville, IL 62650
217.245.1618 • info@Worrell-LandServices.com
www.Worrell-LandServices.com

MACOUPIN COUNTY, ILLINOIS

LAND FOR SALE

45.54± Acres
Tillable, Woodland & Pasture