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EDWARDS COUNTY LAND

CR 350 N

Grayville, IL 62844

Asking Price: \$690,000

Information About Listing

County	Edwards County (French Creek "Township")
PIN	11-31-400-001; 11-31-300-004; 005
Lot Size m/l	98.3 +/- Taxed Acres
Property Type	Farmland
Property Taxes m/l	\$1,877.04 (at current assessment with NO exemptions)
School District	Edwards County CUSD #1 (AGS)
Water	n/a (rural water available in the area)
Sewer	n/a

Notes

Legal Description: NE/4, SW/4 and NW/4, SE/4 and 15 ac. of SE/4, SW/4, Sec 31, Twp 2 S, Range 11 E (see prior deed)

GPS Coordinates: 38.306468, -88.031043

More Features/Additional Information:

- 85.45 +/- acres "cropland acres" per FSA
- Weighted Average Crop Productivity Index = 96.6 (Primary soil types are Belknap, Hosmer, and Stoy)
- 2026 Farming rights are open
- Typical Yields (per seller): Corn = 175-200 bu./ac. (depending on the year); DOUBLECROP Beans = 50 bu./ac. (2025); Wheat = 80 bu./ac. (2025)
- Seller is open to cash renting if buyer is an investor
- NO oil/mineral rights are being conveyed w/ the land

******Property lines in above photo are approximate...FOR REFERENCE ONLY******

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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