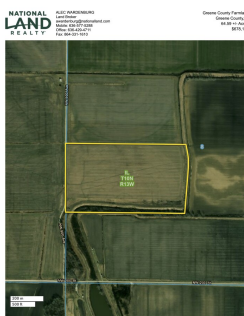


SOLD



Mansfield Farm- Greene County Farmland

50 +/- Acres | Greene County, IL



ADDRESS

01 1400 N Rd
Cliffdale, IL 62053

LOCATION

North of NW 900 AVE and NW 200
ST intersection in Greene Co Illinois.
Bluffdale Township

PROPERTY SUMMARY

Rare opportunity to purchase irrigated acreage with over an easily-justified 3% cap rate and multiple streams of income. This 64.54 acre farm boasts 54.61 acres of income-producing tillable ground and 5.08 acres of CREP paying \$1,935 per year until 2029. This puts the tract at over 92% usable/income producing land. On-farm irrigation provides effective insurance to a potential investor given the current volatility of both weather and commodity markets.

The farm has been owner-operated for the last several years and has seen impressive yield results which are attached in the "property documents" section. The farm has produced 75/bu/ac beans and 236/bu/ac corn in the last two years.

The current owner is willing to rent-back this farm with an aggressive cash rent and potential buy-back option. Excellent opportunity for an investor looking to beat the market and other farmland investments currently available.

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