

# FARMLAND FOR SALE

Douglas County, Illinois

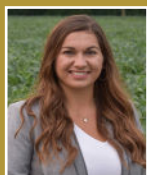
**11.80<sup>±</sup> ACRES**  
Quality Illinois Farmland

**11.44 FSA Tillable Acres**

Located in Section 20 of Bowdre Township, Douglas County, Illinois

**ASKING PRICE: \$151,040 - \$12,800/ACRE**

ELIZABETH STROM  
#471.021846  
liz@mwallc.com



**Murray Wise**  
ASSOCIATES LLC

[www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com)



CALLI ROBINSON  
#475.201969  
calli@mwallc.com

**Approximately 4 Miles North of Hindsboro**  
**Farmable Land for Income**

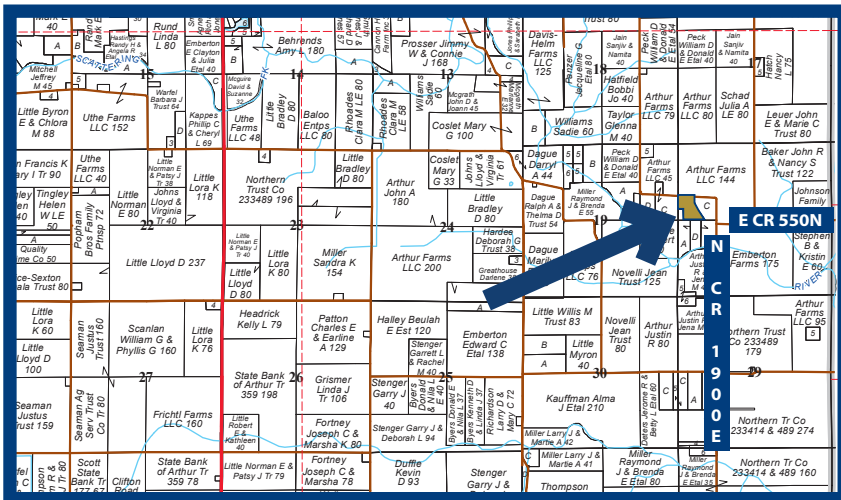


# Murray Wise ASSOCIATES LLC

1605 S. State Street Suite 110  
Champaign, IL 61820  
217-398-6400



## 11.80±AC



### PROPERTY DESCRIPTION

Primary soil types of the property are Milford silty clay loam and Starks silt loam. This property in Douglas County, Illinois has a PI of 125.6.

**AGENCY:** Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

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**SELLER:** The Estate of Gary Thomas

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**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs.