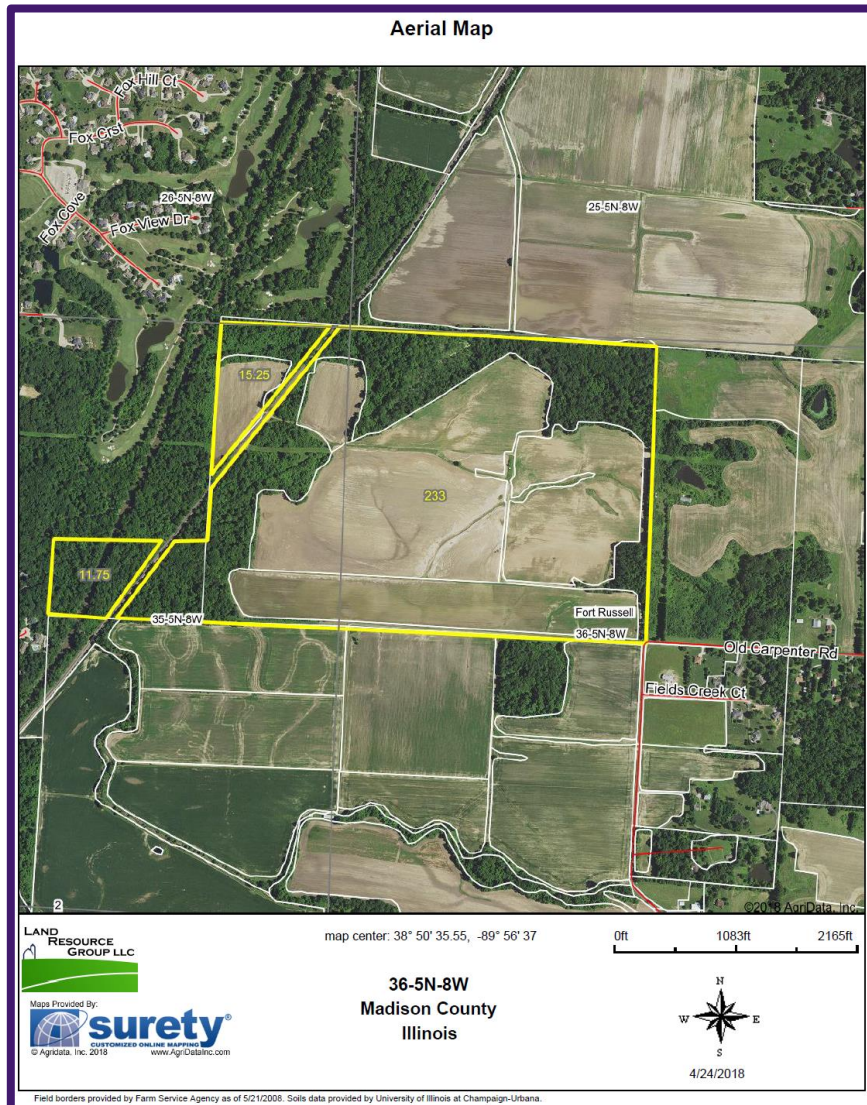


# FOR SALE

## Schoenleber Farm

260.0 Acres on Old Carpenter Road  
Section 36 Fort Russell Township  
Edwardsville, IL

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- 260.0 acres per county assessor
- Approximately 158.74 acres tillable
- Average productivity index of 119.8
- Mix of tillable and recreational land
- Possible building sites
- Near IL State Route 157
- Excellent location 2 miles northeast of Edwardsville on Old Carpenter Road
- **Sale Price: \$1,781,000/\$6,850 per acre**

EXPERIENCE... DEDICATION... RESULTS



For information, contact:

**JOSH YOUNG**

JOSH@KUNKELCOMMERCIAL.COM

618.632.8200 OFFICE

217.851.0242 MOBILE

618.632.5608 FAX

784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

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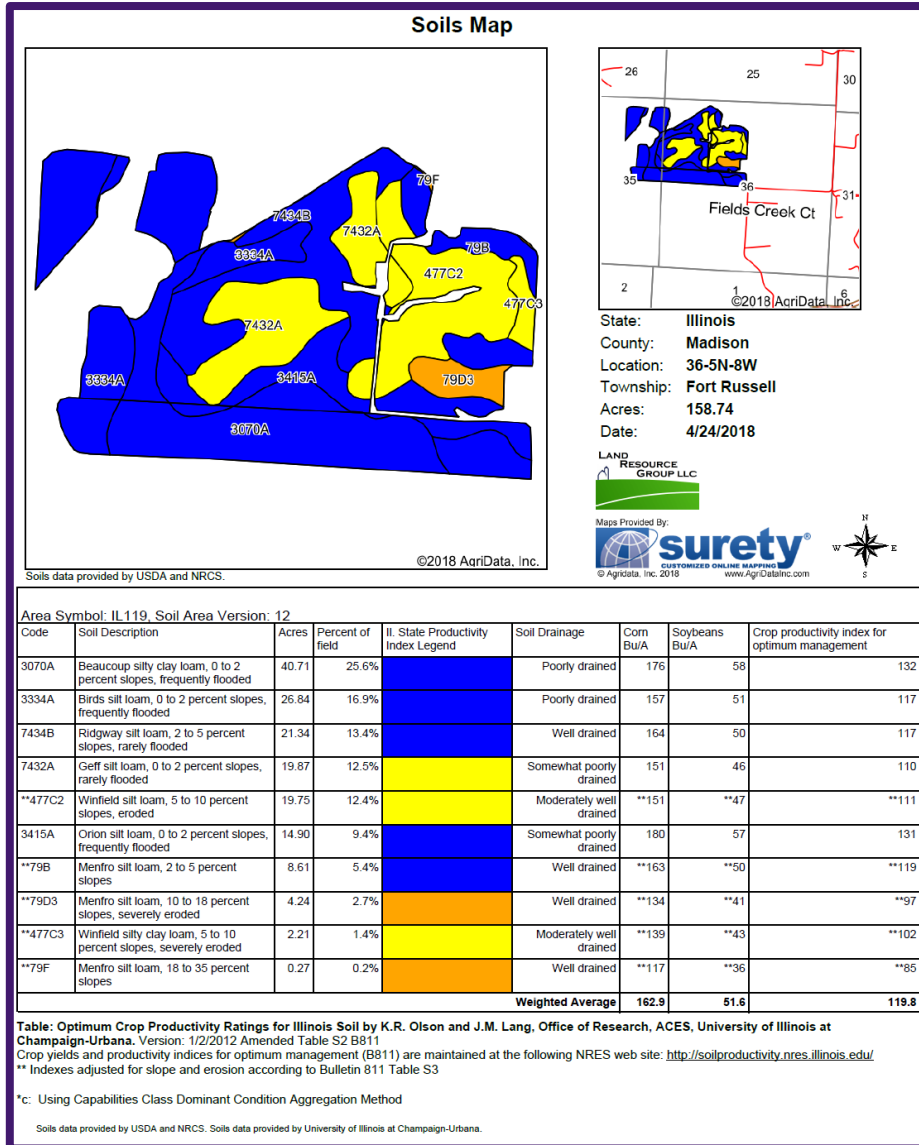
Information herein is not warranted and subject to change without notice.  
We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

# SOIL MAP

## Schoenleber Farm

260.0 Acres on Old Carpenter Road  
Section 36 Fort Russell Township  
Edwardsville, IL

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### Location

The Schoenleber Farm is located 2.5 miles northeast of Edwardsville, just off State Route 157, on Old Carpenter Road.

### Legal Description

Part of the Northeast Quarter (1/4) of Section 35 and the Northwest Quarter (1/4) of Section 36 of Township 10 North (T10N) Range 8 West (R8W) of the Third Principal Meridian, Edwardsville and Fort Russell Townships, Madison County, Illinois

### Soil Productivity

Soil numbers, types, and productivity for the South Palmer Farm are published in Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version 1/2/2012 Amended Table S2 Bulletin 811 (Updated 1/10/2012).

### Farm Operator and Lease

The Schoenleber farm is currently operated under the terms of a crop-share lease agreement through the 2018 crop year by Glen LeDuc.

### Disclaimer

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are made. This information is subject to verification and no liability for errors or omissions is assumed. All inquiries, offers, and requests for inspection should be made to Kunkel Commercial Group.

### Listing Price

Kunkel Commercial Group is offering the Schoenleber Farm for sale as follows: 260.0 acres at \$6,850 per acre, \$1,781,000 total price.

### Designated Agency

Joshua Young is the seller's designated agent. To offer a contract for purchase or to request further information, Please contact: **Joshua Young**  
**Phone: 217.851.0242**

