

## Rhoads Farm

This a productive, 40-acre parcel. It is 100% tillable. It has several tile outlet basins on the south end. Possession is flexible after crop reimbursements.



The information contained herein is believed to be accurate, however, it is subject to verification and no liability for errors or omissions is assumed. Seller reserves the right to reject any and all bids or offers. All inquiries, inspection appointments and offers should be directed to:



2240 West Morton Avenue, Jacksonville, IL 62650



## Rhoads Farm



**40 Acres**  
**Cass County**



# 40 Acres in Cass County, Illinois

**Location:** 2 miles northeast of Virginia in Cass County, Illinois

**Acreage:** 40 acres

**Minerals:** Minerals are intact

**Topography:** Level to rolling

**Soils:** Sable, Keomah, Fayette, Sylvan-Bold.

**Productivity Index:** 118.7

**Possession:** Upon closing, subject to tenant's rights. Current tenant will surrender possession upon reimbursement of paid crop expenses.

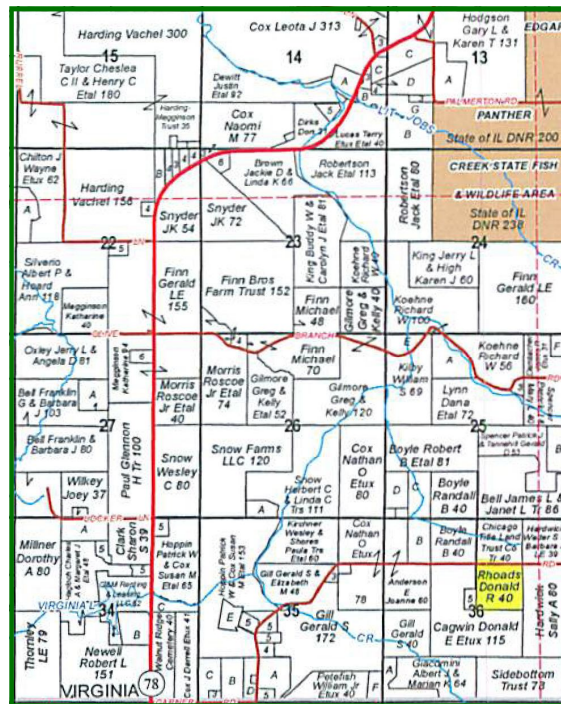
**Terms:** Cash at closing

**Taxes:** \$667.86

**Price:** \$9,750.00 per acre

**Agency Notice:** Allan Worrell, Broker, is the seller's designated agent. To offer a contract to purchase or for more information, contact:  
**Phone 217.245.1618**  
**Email: allanw@worrell-landservices.com**

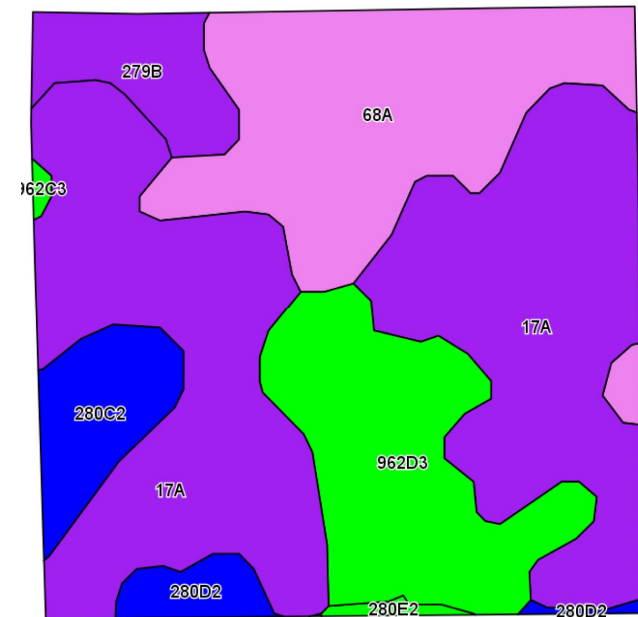
Section 36, Township 19 North, Range 10 West



Aerial Map



Soils Map



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend
17A	Keomah silt loam, 0 to 2 percent slopes	19.46	48.6%	
68A	Sable silty clay loam, 0 to 2 percent slopes	8.76	21.9%	
**962D3	Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded	6.35	15.9%	
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	2.16	5.4%	
**279B	Rozetta silt loam, 2 to 5 percent slopes	2.07	5.2%	
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	0.94	2.3%	
**280E2	Fayette silt loam, 18 to 25 percent slopes, eroded	0.18	0.4%	
**962C3	Sylvan-Bold Complex, 5 to 10 percent slopes, severely eroded	0.09	0.2%	

Worrell Land Services, LLC  
 2240 West Morton Ave.  
 Jacksonville, IL 62650  
 217.245.1618  
 worrell-landservices.com