

Anderson Land Trust

This is an excellent Class A farm in a great farming community. There is significant pattern tile throughout. Soil tests are available, as well as tile maps.



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



Anderson Land Trust



**143.78 Acres
Surveyed Acres
Morgan County**



143.78 Surveyed Acres in Morgan County, Illinois

Location: One-Quarter mile east of Concord, North Central Morgan County, Illinois

Acreage: 143.78 surveyed acres, 141.5 tillable acres (estimated)

Minerals: Minerals are intact

Topography: Level to slightly rolling, mostly 0% to 2% slopes

Soils: Ipava, Osco (Tama), Elkhart, and Virden.

Productivity Index: 138, indicating the tillable acreage is Class A land

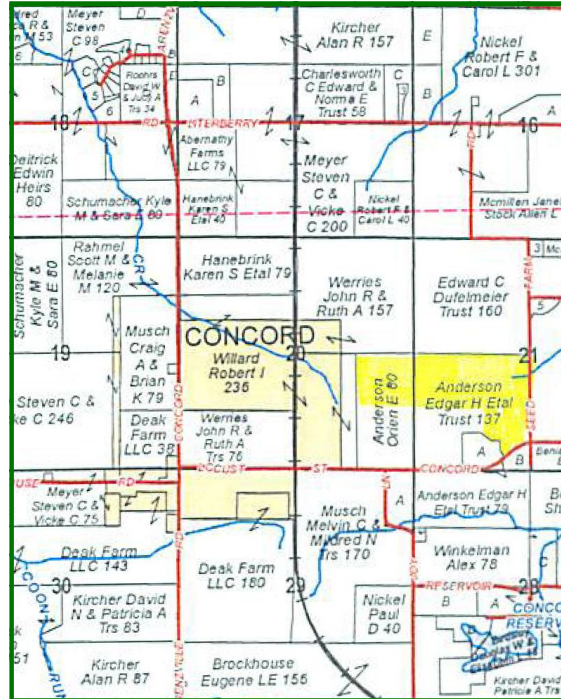
Possession: Upon closing. Buyer will receive full possession for the 2015 cropping season.

Terms: Cash at closing

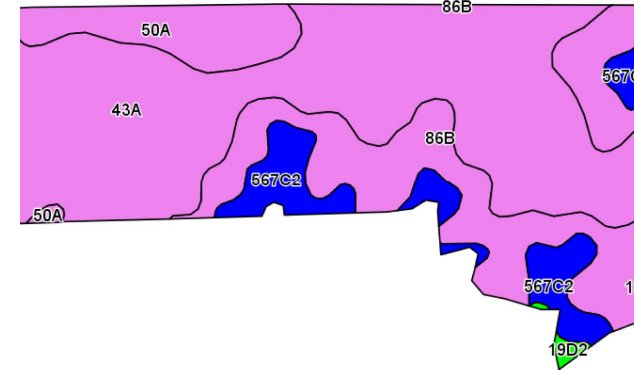
Price: \$2,121,000 or \$14,751/acre

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

Sections 20/21, Township 16 North, Range 11 West

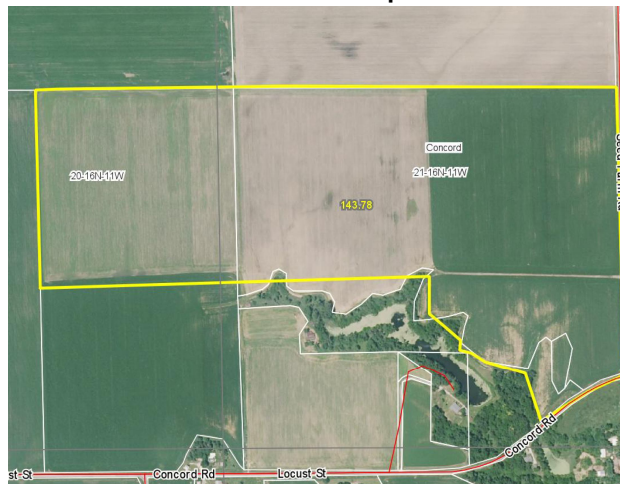


Soils Map



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend
43A	Ipava silt loam, 0 to 2 percent slopes	79.06	55.9%	
**86B	Osco silt loam, 2 to 5 percent slopes	35.21	24.9%	
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	13.86	9.8%	
50A	Virden silty clay loam, 0 to 2 percent slopes	12.58	8.9%	
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	0.67	0.5%	
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	0.12	0.1%	

Aerial Map



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