



22.28 ACRES OF NHEL FARMLAND



EXCELLENT WILDLIFE HABITAT



19 ACRES OF PASTURE

2240 West Morton Avenue, Jacksonville, IL 62650
WORRELL
LAND SERVICES, LLC



FARMLAND FOR SALE!

KOCH FARM



**112.49 Surveyed Acres
Brown County, Illinois**

**Central Illinois' Land Connection
Since 1995**

KOCH FARM · 112.49 Surveyed Acres in Brown County, Illinois

This is an incredible combination farm! Located six miles east of Mt. Sterling off of Route 24 in northern Brown County, Illinois, the Koch Farm features an excellent blend of agriculture and recreation. The farm is a surveyed 112.49 acres; 22.28 acres are NHEL cropland and 19 acres are pasture. The balance is in woodland and timbered acreage. No ongoing farming or hunting leases are attached to this property; it could be taken at a buyer's discretion. Farm is improved with an older barn and shed. Wildlife and recreational opportunities abound! Call for additional details.

Location

Six miles east of Mt. Sterling in Northeastern Brown County, Illinois

Acreeage

112.49 surveyed acres; 22.28 cropped, 19 pasture

Minerals

Minerals are intact

Topography

Level to slightly rolling

Soils

Rozetta, Fayette and Keomach

Taxes

TBD after split

Productivity Index

117.6

Possession

Upon closing, subject to tenant's rights

Terms

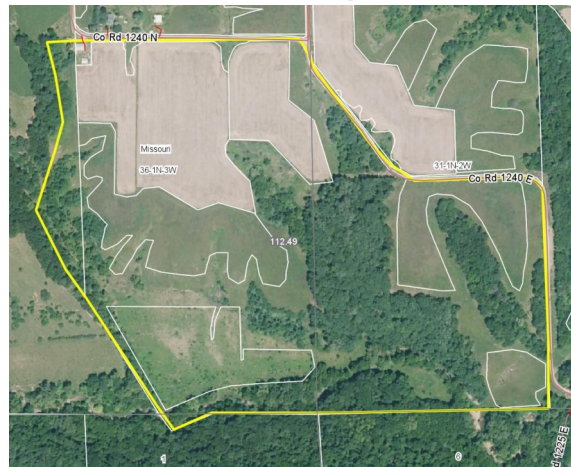
Cash at closing

Price

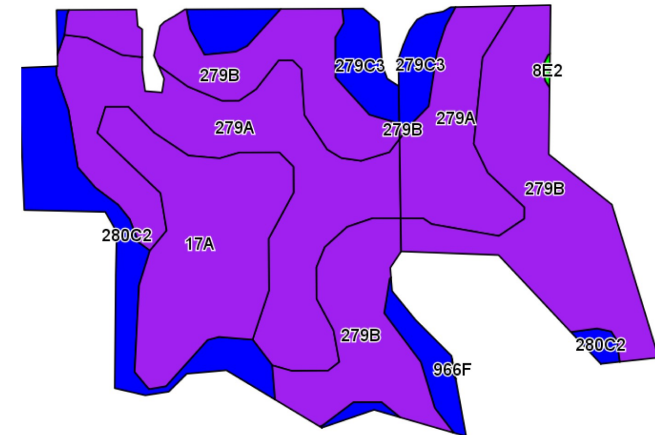
\$3,400/acre

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 Worrell Land Services, LLC.

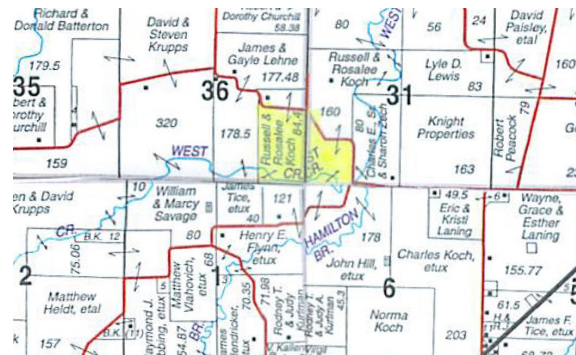
Aerial Map



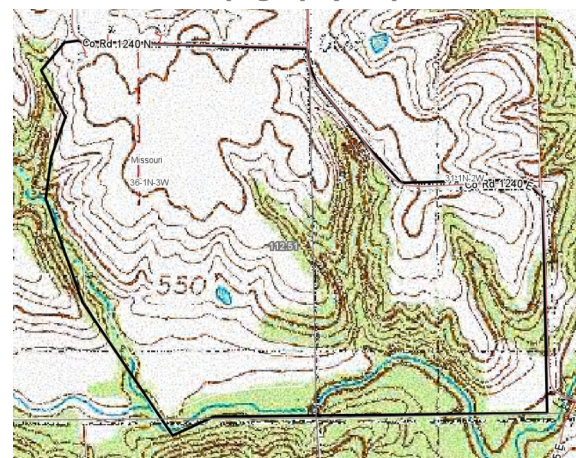
Soils Map



Sections 31/36, Townships 1N/1N, Ranges 2W/3W



Topography Map



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	
**279B	Rozetta silt loam, 2 to 5 percent slopes	8.10	36.4%		FAV	**162	**50	**119	
279A	Rozetta silt loam, 0 to 2 percent slopes	6.70	30.1%		FAV	164	51	120	
17A	Keomach silt loam, 0 to 2 percent slopes	3.48	15.6%		FAV	161	51	119	
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	2.62	11.8%		FAV	**155	**49	**113	
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	1.38	6.2%		FAV	**141	**44	**103	
						Weighted Average	160.3	50	117.6

Agency Notice

Luke Worrell, Broker, is the seller's designated agent. To offer a contract to purchase or for more information, contact:



2240 West Morton Avenue

Jacksonville, IL 62650

217.245.1618

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