



**Great Income from CRP Contract**



**Excellent Recreational Opportunities**



**Estimated Annual CRP Income of \$6,125**

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



**FARMLAND FOR SALE!**

# **WISWELL FARM**



**64± Acres (approximately)  
Morgan County, Illinois**

**Central Illinois' Land Connection  
Since 1995**



# WISWELL FARM - 64± Approx. Acres in Morgan County, Illinois

This Morgan County, Illinois farm is located north-east of Concord in Northern Morgan County. It has a CRP contract in place through September 2023. The final acreage will be determined by a survey. It is estimated there are approximately 64± acres, with approximately 34.03± acres enrolled in CRP. This is a unique opportunity for annual income and great recreational enjoyment. Wildlife abounds on this parcel, with deer, turkey, and other upland game.

## Location

Northern Morgan County, 3 miles northeast of Concord

## Acreage

64± approximate acres (final acreage to be determined by a survey)

## Minerals

Minerals are intact

## Topography

Rolling to steep

## Soils

Sylvan predominantly

## Taxes

To be determined after survey

## Possession

Upon closing

## Terms

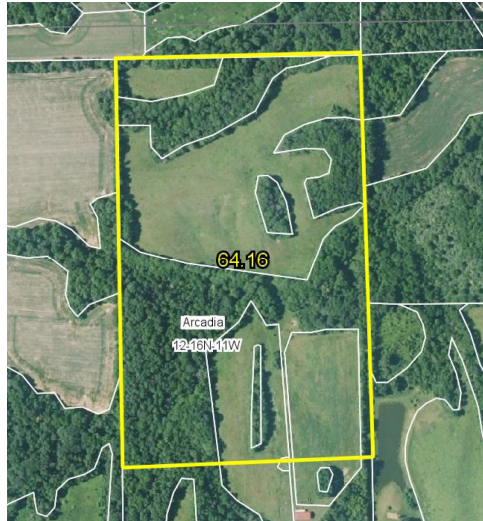
Cash at closing

## Price

\$4,000/acre

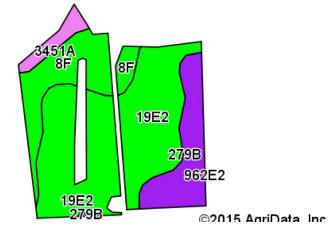
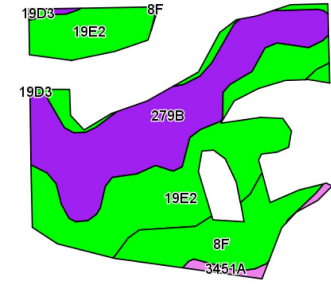
*The information contained herein is believed to be accurate, however, it is subject to verification and no liability for errors or omissions is assumed. Seller reserves the right to reject any and all bids or offers. All inquiries, inspection appointments and offers should be directed to Worrell Land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

### Aerial Map

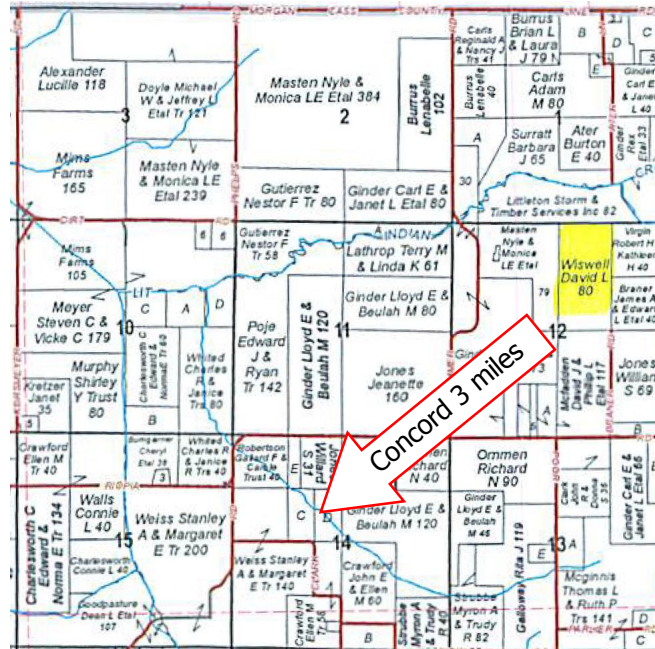


### Soils Map

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	
**19E2	Sylvan silt loam, 18 to 25 percent slopes, eroded	17.24	50.7%	3	FAV	**113	**37	**83	
**279B	Rozetta silt loam, 2 to 5 percent slopes	9.95	29.2%	4	FAV	**182	**50	**119	
**8F	Hickory silt loam, 18 to 35 percent slopes	5.88	17.3%	3	FAV	**86	**29	**65	
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	0.86	2.5%	2	FAV	190	61	140	
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	0.10	0.3%	2	FAV	**122	**40	**90	
Weighted Average							124.6	40	91.9



## Section 12, Township 16 North, Range 11 West



## Agency Notice

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



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Jacksonville, IL 62650  
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