



Income-Producing Acreage



Secluded Recreational Enjoyment



On-site Grain Storage

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



FARMLAND FOR SALE!

**80 SECLUDED ACRES
WITH OPPORTUNITY
MORGAN COUNTY, IL**



Hymes Farm

**Central Illinois' Land Connection
Since 1995**

HYMES FARM - 80 acres in Morgan County, Illinois

This is an excellent opportunity to own a secluded 80 acres in Morgan County. The property could be taken many directions; crops, livestock and recreational enjoyment are wrapped up into one parcel located at the end of a dead-end road. The farm was an active hog farm as recent as 2013.

- 33.41 tillable acres
- Approximately 24 timbered acres
- Several ponds and improvements including a 10,000 bushel grain bin

Location

Southern Morgan County, 4 miles east of Murrayville at the corner of Vanbebber and Walsh

Acres

80 taxable acres, 33.41 tillable acres

Minerals

Minerals are intact

Topography

Level to rolling

Soils

Rozetta, Keomah and Hickory

Taxes

\$730.98

Productivity Index

110.2

Possession

Some 2016 arrangements made. Possession negotiable.

Terms

Cash at closing

Price

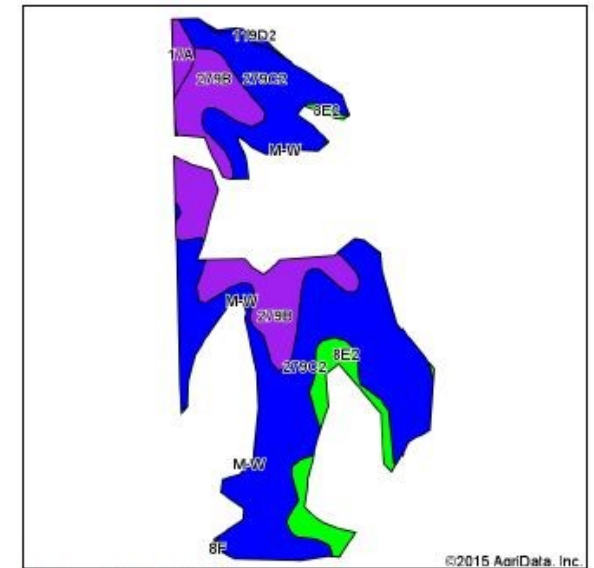
\$4,250/acre; \$340,000

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 or Grojean Realty. Managing Broker: Allan Worrell

Aerial Map

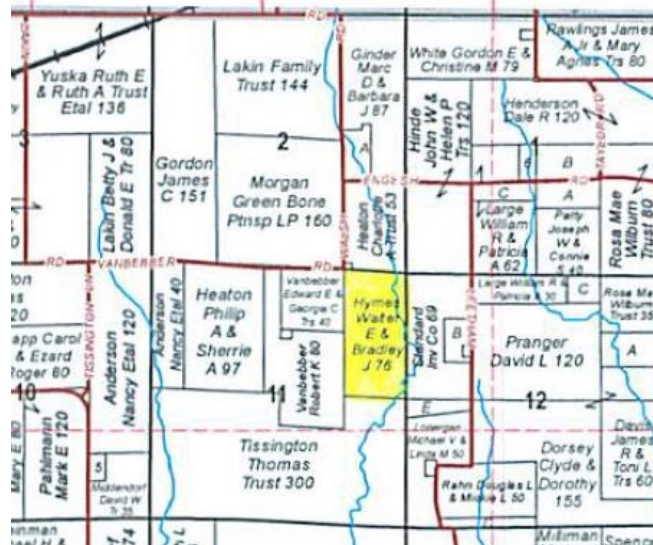


Soils Map



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	
**279C	Rozetta silt loam, 8 to 10 percent slopes, eroded	21.82	68.3%		FAV	**153	**47	**112	
**279B	Rozetta silt loam, 2 to 5 percent slopes	8.03	24.0%		FAV	**162	**50	**119	
**8E2	Hickory loam, 18 to 25 percent slopes, eroded	2.75	8.2%		FAV	**91	**31	**65	
17A	Keomah silt loam, 0 to 2 percent slopes	0.61	1.8%		FAV	161	51	119	
**11502	Keomah silt loam, 10 to 18 percent slopes, eroded	0.20	0.6%		FAV	**134	**44	**100	
Weighted Average							160.1	48.6	110.2

Section 11, Township 13 North, Range 10 West



Agency Notice

This property is co-listed with Worrell Land Services and Grojean Realty. To offer a contract to purchase or for more information, contact:

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