



**98.8% Tillable Acres; Non-HEL**



**Well Tiled for Exceptional Drainage**



**Possession After 2015 Harvest**



**FARMLAND FOR SALE!**

## **SCHONE BROTHERS FARM**



**88 Highly-Productive Acres  
Morgan County, Illinois**

**Central Illinois' Land Connection  
Since 1995**

# SCHONE BROTHERS FARM - 88 acres in Morgan County, Illinois

This highly-productive, 88 acre Morgan County farm is essentially all tillable (98.8%) with road frontage on two sides.

- All 86.95 tillable acres are non-HEL
- Over 20,000 feet of tile has been installed since 2012, providing for exceptional drainage
- 0.3 acres are enrolled in CRP
- Excellent yield history and good soil test readings

Tile maps, yield history and soil tests are available upon request. Possession to be given immediately after harvest.

## Location

3 miles west of Chapin, Illinois

## Acreage

88 taxable acres, 86.95 tillable acres

## Minerals

Minerals are intact

## Topography

Level to rolling

## Soils

Virden, Clarksdale, Rozetta

## Taxes

\$940.90

## Productivity Index

117.4

## Possession

Upon removal of 2015 crops

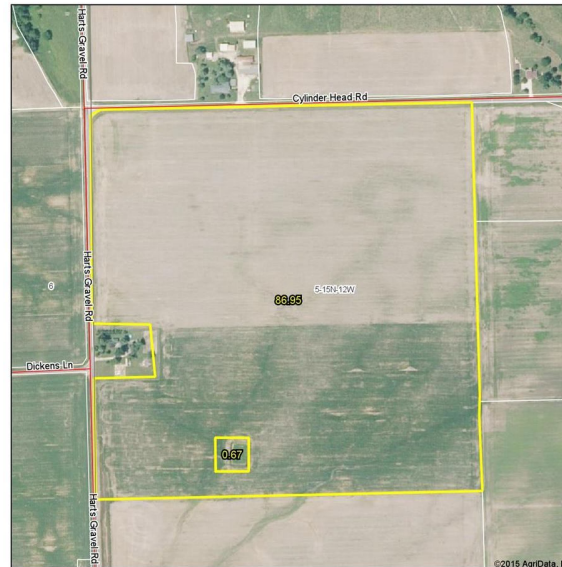
## Terms

Cash at closing

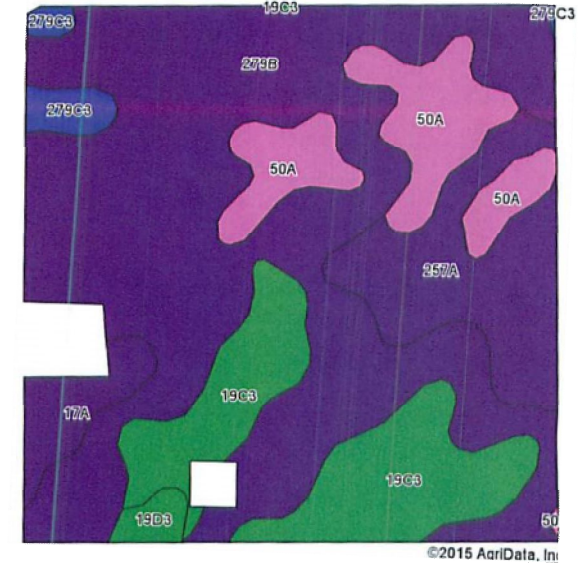
## Price

\$12,750/acre

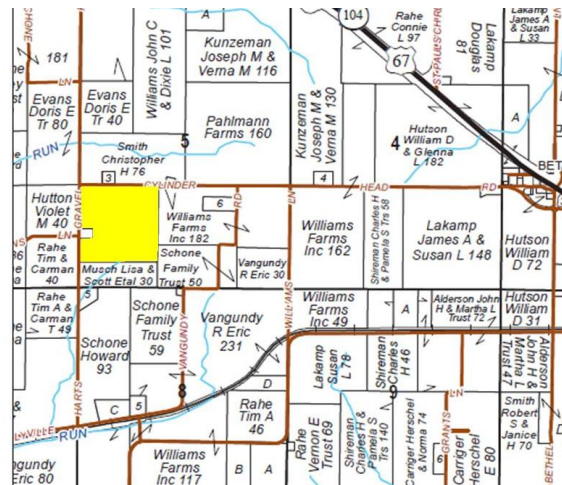
Aerial Map



Soils Map



Section 5, Township 15 North,  
Range 12 West



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting #	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	48.61	55.5%		FAV	**162	**50	**119
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	13.93	15.9%		FAV	**130	**42	**95
257A	Clarksdale silt loam, 0 to 2 percent slopes	10.13	11.6%		FAV	174	56	128
50A	Virden silty clay loam, 0 to 2 percent slopes	9.39	10.7%		FAV	182	59	135
17A	Keomah silt loam, 0 to 2 percent slopes	2.88	3.3%		FAV	161	51	119
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	1.71	2.0%		FAV	**141	**44	**103
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	0.97	1.1%		FAV	**122	**40	**50
Weighted Average		159.6	50.2					117.3

## Agency Notice

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



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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.