



Secluded & Minutes from Jacksonville, IL



Excellent Recreational Value & Home Site Potential



Income Generation from 8± Tillable Acres



2240 West Morton Avenue, Jacksonville, IL 62650



FARMLAND FOR SALE!

**20.5 ACRE FARM
8± TILLABLE
POTENTIAL HOME SITE
MORGAN COUNTY, IL**



Beal Farm

**Central Illinois' Land Connection
Since 1995**

BEAL FARM - 20.5 acres in Morgan County, Illinois

Attractive, affordable and minutes from Jacksonville, Illinois! The positioning of this 20.5 acre parcel offers excellent seclusion perfect for a home site and/or recreational enjoyment. Easy access is obtained via the easement off of Old Route 67. Approximately 8 acres are in crop production with the flexibility of cropland or CRP program enrollment, making this not only a great leisure investment, but also a wise financial investment. Rural water and electricity are nearby.

Location

3 miles northwest of Jacksonville, Illinois in Northern Morgan County

Acres

20.5 total, 8± tillable

Minerals

Minerals are intact

Topography

Level to rolling

Soils

Rozetta & Fayette

Taxes

\$140 estimated

Productivity Index

116.7

Possession

Upon closing, subject to tenant's rights

Terms

Cash at closing

Price

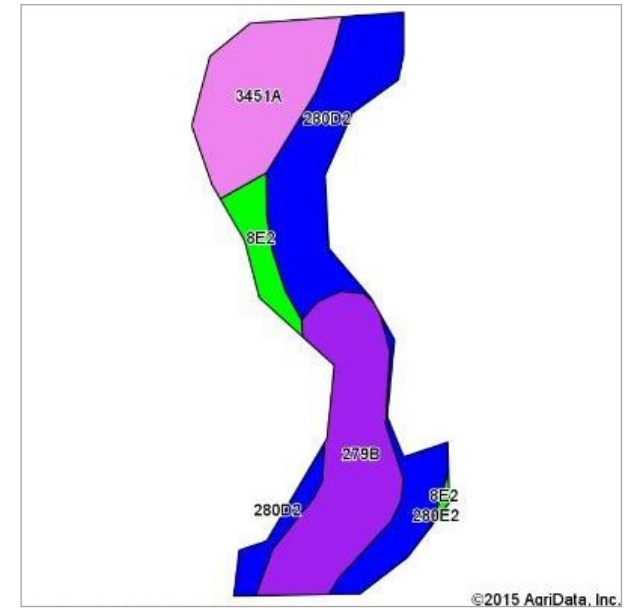
\$87,125

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

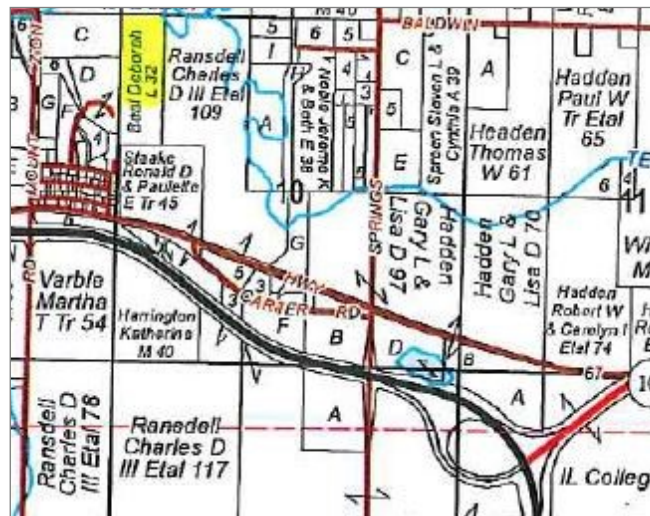


Soils Map



Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Subsoil rooting a	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	3.14	39.2%		FAV	**149	**47	**108	
**279B	Rozetta silt loam, 2 to 5 percent slopes	2.51	31.4%		FAV	**162	**50	**119	
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	1.84	23.0%		FAV	190	61	140	
**8E2	Hickory loam, 18 to 25 percent slopes, eroded	0.51	6.4%		FAV	**91	**31	**68	
Weighted Average							158.8	50.1	116.7

Section 10, Township 15N, Range 11W



Agency Notice

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



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