



09/03/2015

High-Quality, Strategically-Located



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97.6% Tillable (65.67 Acres) with 142.2 PI



09/03/2015

Excellent Road Access



2240 West Morton Avenue, Jacksonville, IL 62650



**FARMLAND FOR SALE!**

**67.3± ACRE FARM  
HIGH CLASS A  
MORGAN COUNTY, IL**



09/03/2015

**Turnbaugh Farm**

**Central Illinois' Land Connection  
Since 1995**

# TURNBAUGH FARM · 67.3± acres in Morgan County, Illinois

High Class A farmland like the Turnbaugh Farm is hard to come by these days! This is a rare opportunity to purchase a high-quality, strategically-located farm with strong crop yields. Every tillable acre consists of Class A soils with a very high PI of 142.2. The farm offers alternatives beyond agriculture as it is only one mile from the 1-72 access point and has railroad frontage on its south side. Consideration would be given for division for commercial development. Mobil Road serves as the western border; Old Jacksonville Road bisects the farm. Reynolds Manufacturing is less than 1/4 mile away.

## Location

1.5 miles east of Jacksonville in Central Morgan County, Illinois

## Acreage

67.3±, 65.67 tillable (97.6%)

## Minerals

Minerals are intact

## Topography

Level to gently rolling

## Soils

Ipava, Osco, Muscatune and Sable

## Taxes

\$1,936

## Productivity Index

142.2 - Class A land

## Possession

Upon closing, subject to tenant's rights

## Terms

Cash at closing

## Price

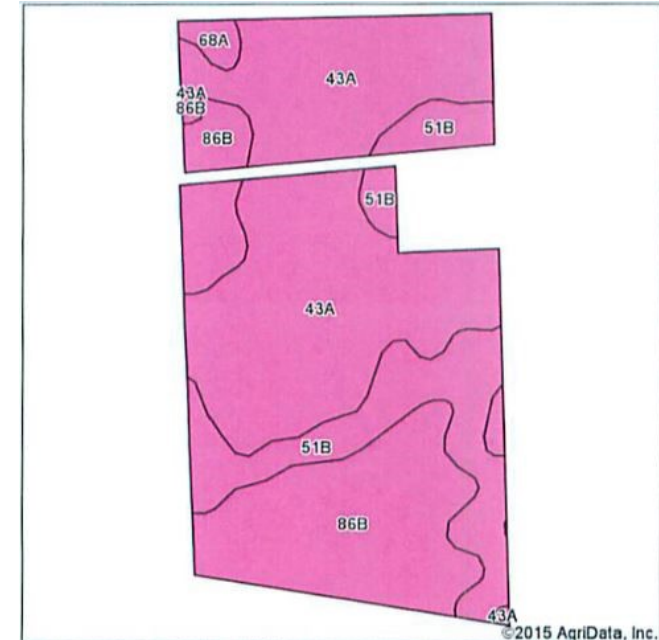
\$13,950 per acre

*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

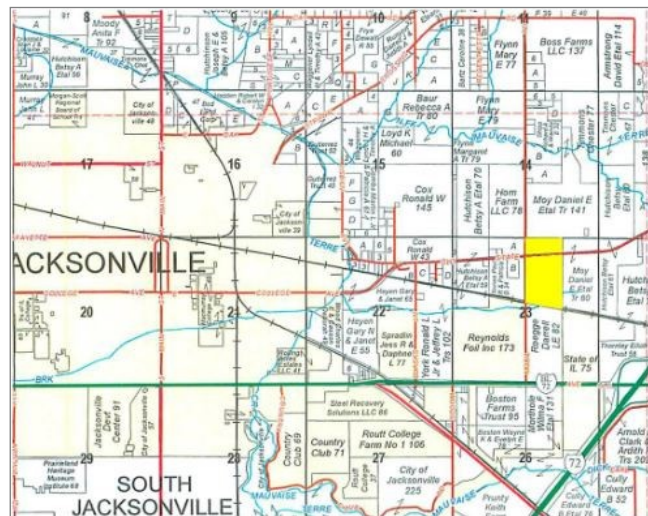


Soils Map



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting #	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	33.34	50.8%	■	FAV	191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	18.59	28.3%	■	FAV	**189	**59	**140
**51B	Muscatune silt loam, 2 to 5 percent slopes	12.90	19.6%	■	FAV	**198	**63	**146
68A	Sable silty clay loam, 0 to 2 percent slopes	0.84	1.3%	■	FAV	192	63	143
Weighted Average						191.8	61.4	142.2

Section 23, Township 15N, Range 10W



## 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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