



96% Tillable



Tiling to Assist with Drainage



Open for the 2016 Cropping Season

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



**FARMLAND FOR SALE!**

**101± ACRES  
96% TILLABLE  
SCOTT COUNTY, IL**



**Nobis Farm**

**Central Illinois' Land Connection  
Since 1995**



# NOBIS FARM · 101± acres in Scott County, Illinois

The Nobis Farm is a great opportunity to own a nice 101± acre parcel of Scott County farmland, 96% of which is tillable. The farm is well-tiled with approximately 11,470 feet of 5 and 6 inch tile with drainage. Three year yield averages are 177 bu/ac corn and 55 bu/ac soybeans. The farm is enrolled in the County ARC program. Easy access is available from Fairview Road.

## Location

Approximately 1.5 miles northeast of Bluffs, Illinois on the south side of Fairview Road

## Acres

101± acres (subject to survey); 97.02 FSA tillable acres

## Minerals

Minerals are intact

## Topography

Gently rolling to rolling sloping

## Soils

Ipava, Sylvan, Rozetta, Fayette, Clarksdale, Keomah

## Taxes

To be determined by the assessor's office after property division.

## Productivity Index

107.6

## Possession

Upon closing, buyer to reimburse seller for any 2016 input costs.

## Terms

Cash at closing

## Price - REDUCED

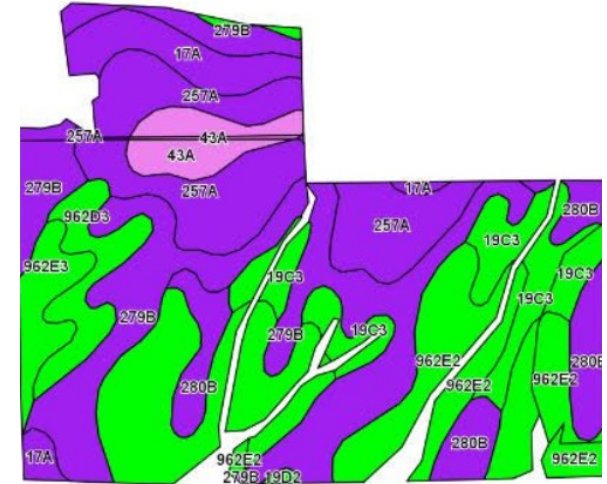
\$7,200 per acre

*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. Managing Broker: Allan Worrell (IL Lic. #481.012275)*

Aerial Map

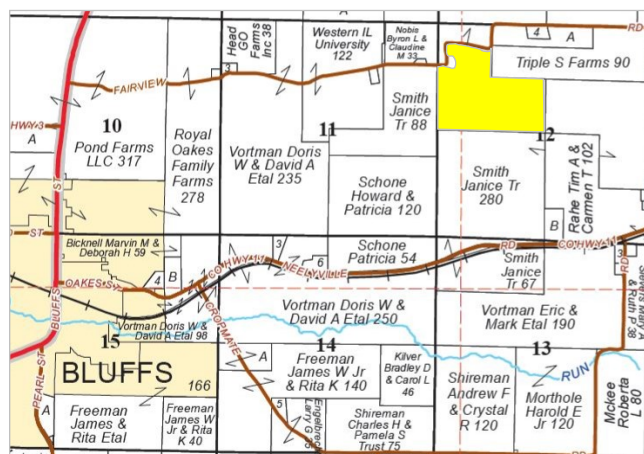


Soils Map



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
962E2	Sylvan-Bold silt loams, 18-25% slopes, eroded	24.25	25.0%	83
279B	Rozetta silt loam, 2-5% slopes	24.23	25.0%	119
257A	Clarksdale silt loam, 0-2% slopes	15.32	15.8%	128
19C3	Sylvan silty clay loam, 5-10% slopes, severely eroded	8.82	9.1%	95
280B	Fayette silt loam, 2-5% slopes	7.65	7.9%	121
17A	Keomah silt loam, 0-2% slopes	5.42	5.6%	119
962D3	Sylvan-Bold complex, 10-18% slopes, severely eroded	4.09	4.2%	89
43A	Ipava silt loam, 0-2% slopes	3.89	4.0%	142
962E3	Sylvan-Bold complex, 18-25% slopes, severely eroded	3.17	3.3%	75
<b>Weighted Productivity Index Average</b>				<b>107.6</b>

Section 12, Township 15N, Range 13W



## Want to learn more?

Darrell Moore, Broker, is the seller's designated agent.



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