



Entirely Tillable



Class A Soils · 138.4 Productivity Index



Excellent Access and Location Near Grain Elevator



FARMLAND FOR SALE!

**57.45 CLASS A ACRES
100% TILLABLE
GREENE COUNTY, IL**



Williams Farm

**Central Illinois' Land Connection
Since 1995**

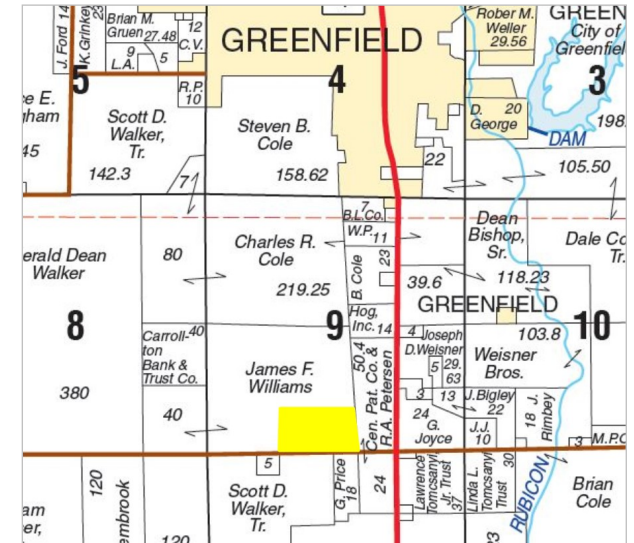
WILLIAMS FARM · 57.45 acres in Greene County, Illinois

Farmland doesn't get much better than this! The Williams Farm is an entirely tillable, extremely attractive 57.45 acre tract. This farm is comprised of Class A soils and carries a very strong 138.4 productivity index. The farm has the unique advantage of nearly adjoining the Hog Inc. grain elevator, thereby offering a good local market and limiting trucking costs. Easy access with road frontage is available along the entire southern border. The farm is entered into the County ARC program and possession for the 2016 crop year is available.

Aerial Map



Section 9, Township 11N, Range 10W



Location

1 mile south of Greenfield in Greene County, IL

Acreage

57.45 surveyed acres

Minerals

Minerals are intact

Topography

Level

Soils

Muscatune, Greenbush, Virden, Osco

Taxes

To be determined after survey

Productivity Index

138.4 (Class A)

Possession

Upon closing

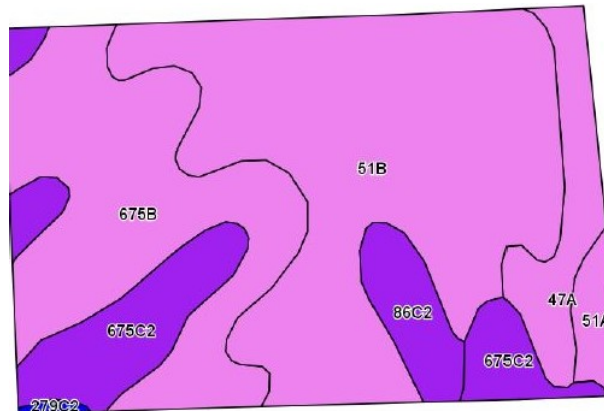
Terms

Cash at closing

Price

\$11,000 per acre

Soils Map



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
51B	Muscatune silt loam, 2-5% slopes	26.03	45.3%	146
675B	Greenbush silt loam, 2-5% slopes	15.63	27.2%	133
675C2	Greenbush silt loam, 5-10% slopes, eroded	7.37	12.8%	125
47A	Virden silt loam, 0-2% slopes	4.13	7.2%	138
86C2	Osco silt loam, 5-10% slopes, eroded	2.64	4.6%	131
51A	Muscatune silt loam, 0-2% slopes	1.47	2.6%	147
279C2	Rozetta silt loam, 5-10% slopes,	0.18	0.3%	112
Weighted Productivity Index Average				138.4

Agency Notice

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



2240 West Morton Avenue

Jacksonville, IL 62650

217.245.1618

AllanW@Worrell-LandServices.com

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.