



92% Tillable



120.9 Productivity Index



Road Frontage on Roodhouse Blacktop

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



FARMLAND FOR SALE!

**38.5 ACRES
92% TILLABLE
GREENE COUNTY IL**



Yeh Farm

**Central Illinois' Land Connection
Since 1995**

YEH FARM - 38.5 acres in Greene County, Illinois

The Yeh Farm is a great opportunity to own a smaller tract of land that is nearly entirely tillable. The farm is situated just one mile east of Roodhouse, south of the blacktop. Approximately 35.5 of the 38.5 taxable acres are tillable with the soils carrying a 120.9 rating index. The farm is under a cash rent agreement for the 2016 growing season.

Smaller tracts with great road frontage and a high percentage of tillable acreage seldom hit the market, so this tract is anticipated to move quickly. Call today so you don't miss your chance to make a move on this farm.

Location

Northern Greene County, 1 mile east of Roodhouse on the Roodhouse blacktop

Acreage

38.5 total acres, approximately 35.5 tillable, 33.84 USDA

Minerals

Minerals are intact

Topography

Level to rolling

Soils

Rozetta, Greenbush, Muscatune and Hickory

Taxes

\$578.40

Productivity Index

120.9

Possession

Farm is cash rented for the 2016 growing season.

Terms

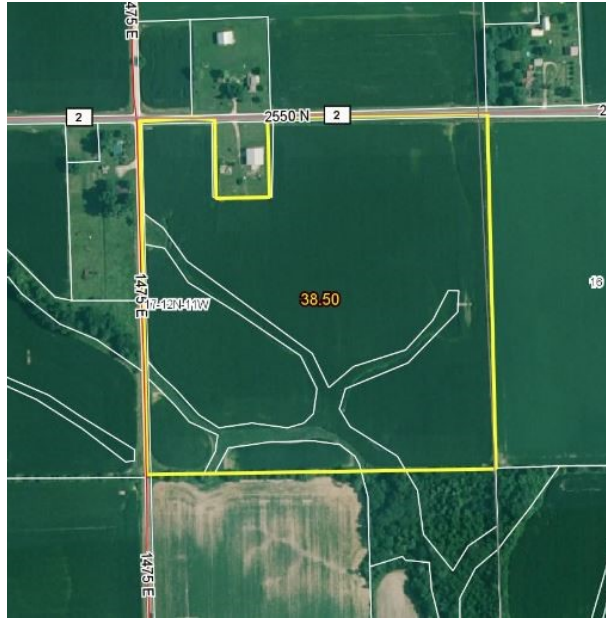
Cash at closing

Price

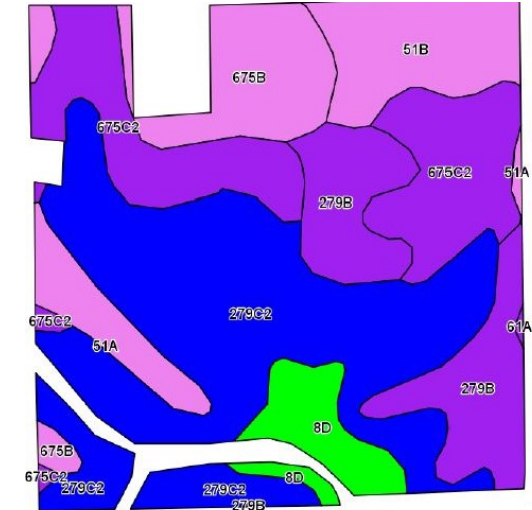
\$7,500 per acre

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

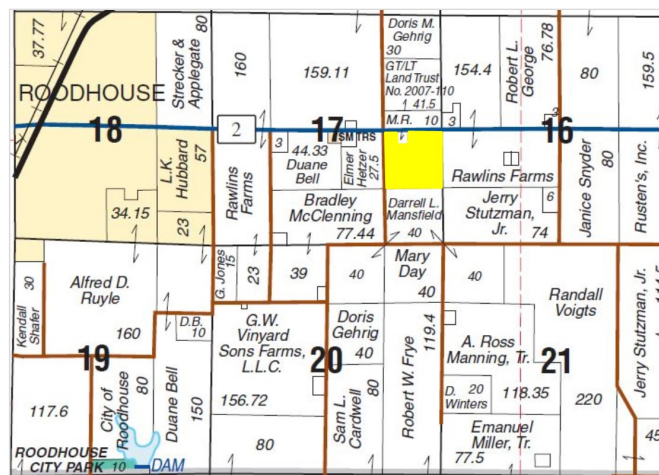


Soils Map



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
279C2	Rozetta silt loam, 5-10% slopes, eroded	13.88	39.1%	112
675C2	Greenbush silt loam, 5-10% slopes, eroded	6.79	19.1%	125
279B	Rozetta silt loam, 2-5% slopes	4.86	13.7%	119
675B	Greenbush silt loam, 2-5% slopes	3.19	9.0%	133
51B	Muscatune silt loam, 2-5% slopes	3.07	8.6%	146
8D	Hickory silt loam, 10-18% slopes	1.87	5.3%	86
51A	Muscatune silt loam, 0-2% slopes	1.84	5.2%	147
Weighted Productivity Index Average				120.7

Section 17, Township 12N, Range 11W



Agency Notice

Luke Worrell, Broker, is the seller's designated agent. To offer a contract to purchase or for



2240 West Morton Avenue
Jacksonville, IL 62650
217.245.1618
LukeW@Worrell-LandServices.com