



Entirely Class A Tillable



Very Quick Income from Crops



Excellent Yield History

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



FARMLAND FOR SALE!

**74 CLASS A ACRES
100% TILLABLE
MORGAN COUNTY, IL**



Wertheimer Farm

**Central Illinois' Land Connection
Since 1995**

WERTHEIMER FARM - 74 Acres in Morgan County, Illinois

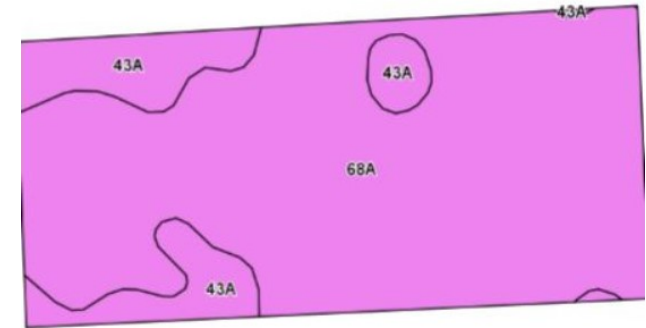
All Class A tillable farm. Very quick income from crops. Excellent yield history. Easy road access. What more could you want in farmland?! If "flat, black and square" is considered ideal farmland, then this is ideal. This farm will sell fast.

This 74 acre tract carries a productivity index of 142.8 and is entirely tillable. The buyer will receive 100% of the 2016 crop after the reimbursement of crop expenses and custom hire if closed prior to harvest. The farm is located two miles Northwest of Franklin with road frontage from Flinn Road.

Aerial Map



Soils Map



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
68A	Sable silty clay loam, 0-2% slopes	62.23	84.1%	143
43A	Ipava silt loam, 0-2% slopes	11.77	15.9%	142
Weighted Productivity Index Average				142.8

Location

Two miles Northwest of Franklin

Acreage

74 acres

Minerals

Minerals are intact, to be conveyed to buyer

Soils

Ipava, Sable

Topography

Level

Taxes

\$37.71 per acre

Productivity Index

142.8

Possession

See above. Call for details.

Terms

Cash at closing

Price

\$13,850 per acre

Section 31, Township 14N, Range 9W



Want to learn more?

Allan Worrell, Managing 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