

103 ACRE REC/AG COMBO FARM

A nice 103 acre recreational tract with the added benefits of location and income! This land offers the seclusion and timber that hunters seek. If you enjoy fishing, then you'll love casting your line into the stocked pond. The land also serves as an income-generator, with 40.37 tillable acres that carry a weighted productivity index rating of 115.6. Tenancy is open for the 2018 growing season.

This property is conveniently located near Route 67, one mile Northeast of Manchester, close to several other neighboring communities. Access is available from a recorded easement. Call today to check out all this land has to offer!

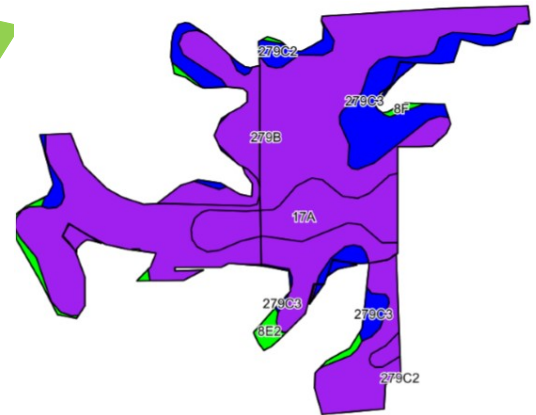
Location:

One mile Northeast of Manchester in South-eastern Scott County;
One half-mile from Route 67 (Sections 15 & 22, T13N, R11W)

Taxes: \$602.02

Summary of Terms:

10% down at closing.
Close within 30 days.
For full sales terms, visit www.Worrell-LandServices.com.



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
279B	Rozetta silt loam, 2-5% slopes	28.54	70.7%	119
17A	Keomah silt loam, 0-2% slopes	4.66	11.5%	119
279C3	Rozetta silty clay loam, 5-10% slopes, severely eroded	4.42	10.9%	103
279C2	Rozetta silt loam, 5-10% slopes, eroded	1.70	4.2%	112
8E2	Hickory silt loam, 18-25% slopes, eroded	0.94	2.3%	69
8F	Hickory silt loam, 18-35% slopes	0.11	0.3%	65
Weighted Productivity Index Average				115.6

This information was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owners or their agents.

FRIDAY, JANUARY 26 · 11:00 A.M.

Auction to be held at the Murrayville-Woodson EAS Building · 1930 Murrayville Road, Murrayville, IL 62668

Allan Worrell, Managing Broker
Worrell Land Services, LLC Lic. #481.012275

Luke Worrell, Sellers' Agent
IL Lic. #475.128042

Darrell Moore, Auctioneer
IL Lic. #440.000506



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SCOTT COUNTY, ILLINOIS
REC/AG COMBO LAND AUCTION

Sellers: James and Elizabeth Heaton

Secluded Hunting and Fishing · Good Location · Revenue Stream from 40.37 Tillable Acres



2240 West Morton Avenue, Jacksonville, IL 62650