



# MORGAN COUNTY, ILLINOIS LAND FOR SALE

## 116.06 ACRE CLASS A FARM, 97% TILLABLE

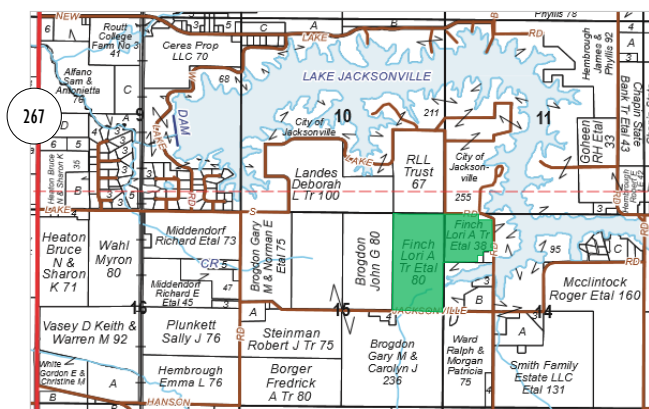
This is an excellent income-producing farm near Lake Jacksonville in Morgan County. Ninety-seven percent of its acres (113.15 acres) are tillable and carry a very strong Productivity Index rating average of 137.3. The farming acreage is predominantly comprised of Class A soil types Osco and Ipava. Tile outlet basins are installed for erosion control and drainage; the topography is level to gently rolling.

Easy access is available on three sides from all weather roads. An 8,000 bushel grain bin offers on-site storage. The farm is enrolled in the ARC-County Farm Program. City water is available from the South and East sides of the property.

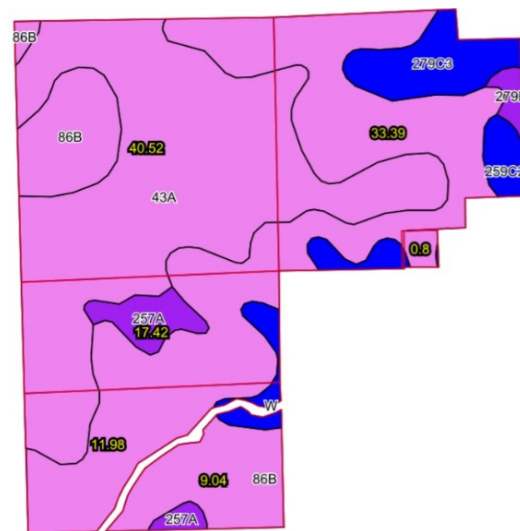
Possession will take place upon removal of the 2017 crop at which point farm tenancy is open. Taxes are approximately \$3,000. More info at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com).

### Location:

3 miles South of Jacksonville in Morgan County, adjacent to Lake Jacksonville (Section 14 & 15 - T.14N. - R.10W.)



Asking \$11,975 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
86B	Osco silt loam, 2-5% slopes	55.04	48.6%	140
43A	Ipava silt loam, 0-2% slopes	44.01	38.9%	142
279C3	Rozetta silty clay loam, 5-10%	5.46	4.8%	103
259C2	Assumption silt loam, 5-10% slopes, eroded	4.57	4.0%	111
257A	Clarksdale silt loam, 0-2% slopes	3.22	2.8%	128
279B	Rozetta silt loam, 2-5% slopes	0.85	0.8%	119
Weighted Productivity Index Average				137.3

**Want to learn more or schedule a showing?**

Contact Allan Worrell, the seller's designated agent, at 217.245.1618 or [AllanW@Worrell-LandServices.com](mailto:AllanW@Worrell-LandServices.com)

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