



MORGAN COUNTY, ILLINOIS LAND AUCTION

18.94 Acre Class A Farm, 97% Tillable

A terrific opportunity to own a high-caliber parcel minutes from Jacksonville! This highly productive Class A farm consists of 18.94 taxable acres of which 18.4 are tillable. The tillable acreage is comprised of Osco, Ipava and Muscatune soils, resulting in a very strong productivity index rating of 140.1. Located just four minutes East of Jacksonville right along Old State Road, the location and access don't get much better than this. The parcel is unimproved and tenancy is open for the 2018 growing season.

Location

Central Morgan County, 4 minutes East of Jacksonville in Section 18 - Township 15N - Range 9W

Topography

Level

Mineral Rights

In tact

Taxes

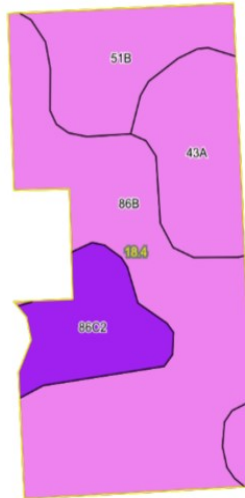
TBD

Possession

At closing

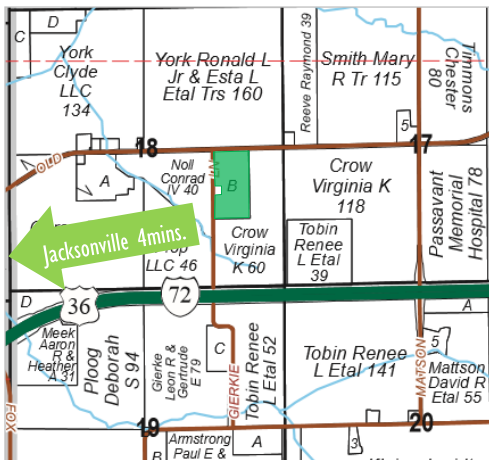
Summary of Terms

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



Sellers

David, Guy and Gary Mattson, and Gayle Pollock



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
86B	Osco silt loam, 2-5% slopes	9.57	52.0%	140
43A	Ipava silt loam, 0-2% slopes	3.45	18.8%	142
51B	Muscatune silt loam, 2-5% slopes	2.94	16.0%	146
86C2	Osco silt loam, 5-10% slopes, eroded	2.44	13.3%	131
Weighted Productivity Index Average				140.1

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.

WEDNESDAY, NOVEMBER 8 · 11:00 A.M.

Auction to be held at the Pathway Services Community Room at 1906 West Morton Avenue in Jacksonville (Near Dunham's Sports)

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Auction to be held at the Pathway Services Community Room in Jacksonville, IL

18.94 ACRE CLASS A MORGAN COUNTY, ILLINOIS
FARMLAND AUCTION

Sellers: David, Guy and Gary Mattson, and Gayle Pollock

Excellent Location · 97% Tillable · Class A Soils with Strong 140.1 PI



2240 West Morton Avenue, Jacksonville, IL 62650