

88.4 ACRES, 92% INCOME-PRODUCING

This 88.4 acre farm presents an excellent opportunity to own an income-producer in Jersey County. Of the 88.4 acres, 92% are income producing – 77 acres are tillable, 4.2 acres are in CRP. The tillable acres carry a strong productivity index rating of 131.4 with Lawson silt loam as the primary soil type. The CRP acres pay \$1,120.14 annually through 2027. The farm resides along the Greene/Jersey County line in the Macoupin Creek bottoms. Access is available from Farm Lane. This is a beautiful farm located in a strong farming community. Additional photos are available online at www.Worrell-LandServices.com.

Taxes: \$1,021.50

Topography: Level

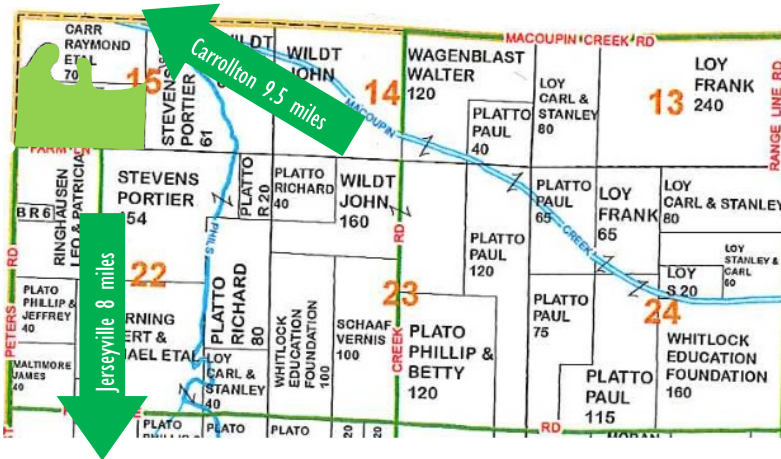
Minerals: In tact

Possession: At closing

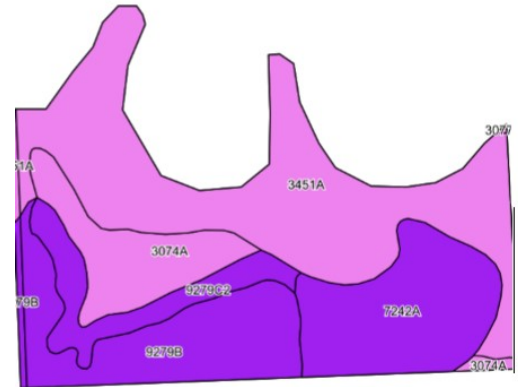
Terms: Cash at closing



Location:
Northern Jersey
County
15-9N-11W



Asking Price:
\$6,250/Acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
3451A	Lawson silt loam, cool mesic, 0-2% slopes, frequently flooded	32.80	42.6%	140
7242A	Kendall silt loam, 0-2% slopes, rarely flooded	14.31	18.6%	125
9279B	Rozetta silt loam, terrace, 2-5% slopes	13.69	17.8%	120
3074A	Radford silt loam, 0-2% slopes, frequently flooded	8.90	11.6%	136
9279C2	Rozetta silt loam, terrace, 5-10% slopes, eroded	6.19	8.0%	120
9279B	Rozetta silt loam, terrace, 2-5% slopes	0.68	0.9%	120
3451A	Lawson silt loam, cool mesic, 0-2% slopes, frequently flooded	0.43	0.6%	140
Weighted Productivity Index Average				131.4

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.

Want to learn more or schedule a showing?

Contact Luke Worrell, the seller's designated agent, at 217.245.1618 or LukeW@Worrell-LandServices.com

Worrell Land Services, LLC · 2240 West Morton Avenue, Jacksonville, Illinois 62650



NORTHERN JERSEY COUNTY FARMLAND FOR SALE

88.4 Acres · 92% Income-Producing Acreage · 131.4 PI



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