



MORGAN COUNTY, ILLINOIS LAND FOR SALE

79.89 ACRES, 86% TILLABLE

This is an excellent tillable tract of land with great location and access. The farm sits right along Route 67/100, just a couple miles East of Meredosia and 18 miles West of Jacksonville. According to the USDA, the farm contains 69.02 tillable acres and carries a strong Productivity Index rating of 132. Tenancy is open for the 2018 growing season. Few farms that are predominantly tillable become available in this area, so call 217.245.1618 today. Don't miss this opportunity!

Location: NW Morgan County near Meredosia (T16N, R13W, Section 12)

Real Estate Taxes: \$510.34

Minerals: In tact

Soils: Beaucoup silty clay loam

Possession: At closing

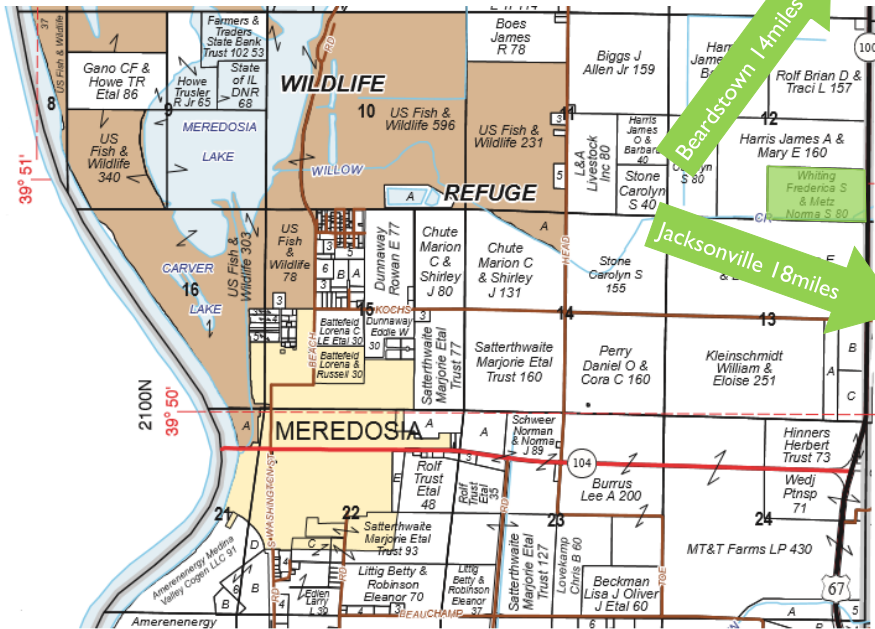
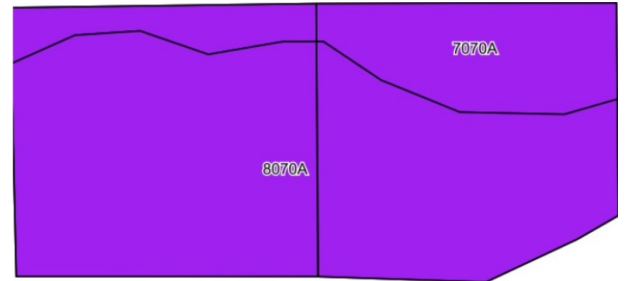
Asking Price: \$7,100/Acre

Drainage Taxes: \$832.00

Topography: Level

2018 Tenancy: Open

Terms: Cash at closing



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
8070A	Beaucoup silty clay loam, cool mesic, 0-2% slopes, occasionally flooded	52.18	75.6%	132
7070A	Beaucoup silty clay loam, 0-2% slopes, rarely flooded	16.84	24.4%	132
Weighted Productivity Index Average				132

View more photos online at www.Worrell-LandServices.com/80acres-meredosia-farmland



Want to learn more or schedule a showing?

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

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

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. Worrell Land Services, LLC is acting as the seller's designated representative for the Metz and Whiting families. Managing Broker: Allan Worrell #481.012275. Mapping data provided by USDA and NRCS via AgriData.



MORGAN COUNTY FARMLAND FOR SALE

79.89 Acre Farm (132 PI) · 86% Tillable · Good Location & Access Along Rt. 67/100

Details inside or at www.Worrell-LandServices.com!

