

*Now is your chance to acquire
productive farmland in
West Central Illinois.*

Greene County, IL



FARMLAND FOR SALE

757.89± Acres | 5 Tracts

- **Highly productive riverbottom farms**
- **Heavily improved with tiling and irrigation**
- **Long-term CRP contracts**
- **Grain storage site**

represented by



Nergenhah Family Riverbottom Farms

Greene County, Illinois

- ① Tract 1: 200.78± Taxable Acres
- ② Tract 2: 216± Taxable Acres
- ③ Tract 3: 264.45± Taxable Acres
- ④ Tract 4: 64.59± Taxable Acres
- ⑤ Tract 5: 12.07± Acre Grain Storage Site

TERMS

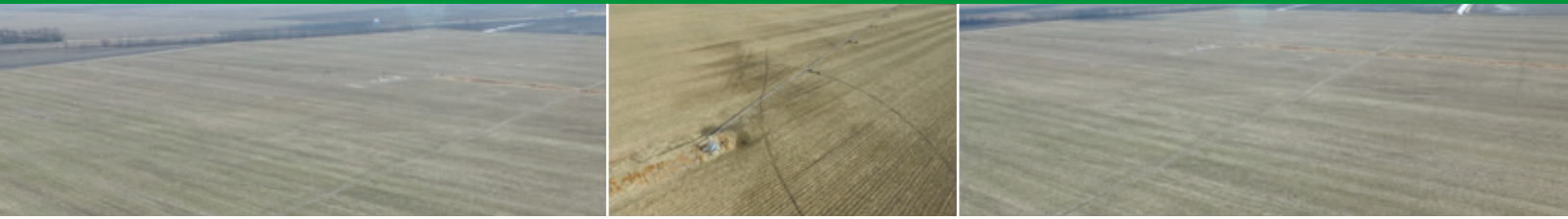
Possession will be given upon 2018 harvest. Cash due at closing.

LISTING AGENT

Allan Worrell, Managing Broker

Thank you to Roger, Naydene and John Nergenhah for the honor of working on their behalf to sell these great tracts!





TRACT 1

200.78± Taxable Acres

- 120 acres pattern tiled
- Well-irrigated
- Good producer with high CRP contract as a bonus

This river bottom tract is heavily improved and an excellent producer, with 83% of its acres being income-producing. There are 157.23 tillable acres that are currently farmed and carry a Productivity Index rating of 117.7. Additionally, there are 10.12 acres in CRP that carry lucrative contracts (\$2,990 annually) through 2027 and 2029. This tract is aggressively tiled; 120 acres were pattern tiled in 2007 with 130 rolls of 3" laterals on 30' centers.

About the irrigation unit

- Valley center-pivot unit installed in 2009; new motors at this time
- Poly drops with Nelson low pressure rotator sprinklers
- All electric with remote control via digital app
- Well is approximately 75' deep; pump at 50'

Location: 2.5 miles West of Hillview in Greene County 19&24-12N-13W.

Access: From County Road

Acres: 200.78 taxed, 157.23 farmed, 10.12 CRP

Minerals: In tact

Topography: Level

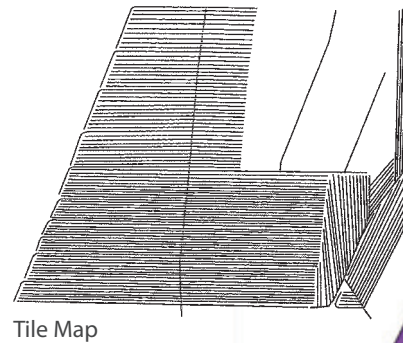
Primary Soil Types: Titus, Beardstown, La Hogue & Petrolia Loams

Taxes: Real estate \$235.80, Drainage \$5,028.48

5 Year Yield Average: Corn 167, Bean 75

Productivity Index: 117.7

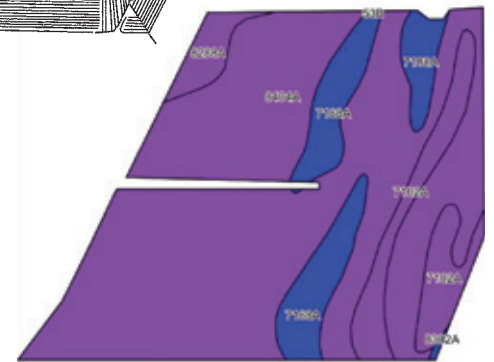
Asking Price: Reduced to \$7,500/Acre



Tile Map

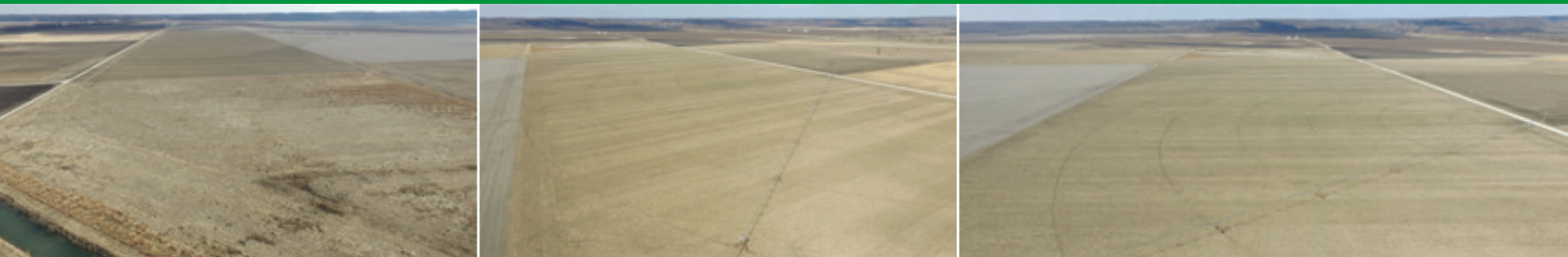


Yellow outlines indicate areas in CRP



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
8404A	Titus silty clay loam, 0-2% slopes, occasionally flooded	117.54	74.8%	118
7188A	Beardstown loam, 0-2% slopes, rarely flooded	19.96	12.7%	114
7102A	La Hogue loam, 0-2% slopes, rarely flooded	15.13	9.6%	121
8288A	Petrolia silt loam, 0-2% slopes, occasionally flooded	4.26	2.7%	117
8302A	Ambraw clay loam, 0-2% slopes, occasionally flooded	0.22	0.1%	114
*53B	Bloomfield fine sand, 1-7% slopes	0.12	0.1%	*84

Weighted Productivity Index Average 117.7



TRACT 2

216± Taxable Acres

- 98% income-producing
- Improved with irrigation and tile
- Long-term, lucrative CRP contract

Tract 2 is another multi-faceted river bottom tract that is heavily improved with tile and irrigation. The center portion of the farm recently had 24,575 feet of tile laid. Over 98% of the acreage is income-producing. The 170.93 farmed acres carry a Productivity Index rating of 118.8. The West 41.24 acres are in a very appealing CRP contract that runs through 2029. The contract pays \$13,885 annually or \$336.69 per acre.

About the irrigation unit

- Valley unit installed in 2011; new motors at this time
- Poly drops with Nelson low pressure rotator sprinklers
- All electric with remote control via digital app
- Well is 88' deep with an American Marsh submersible pump
- Neptune injection pump for fertigation

Location: 1 mile West of Hillview in Greene County
31&32-12N-13W

Access: From County Road

Acres: 216 taxed, 170.93 farmed, 41.24 CRP

Minerals: In tact

Topography: Level

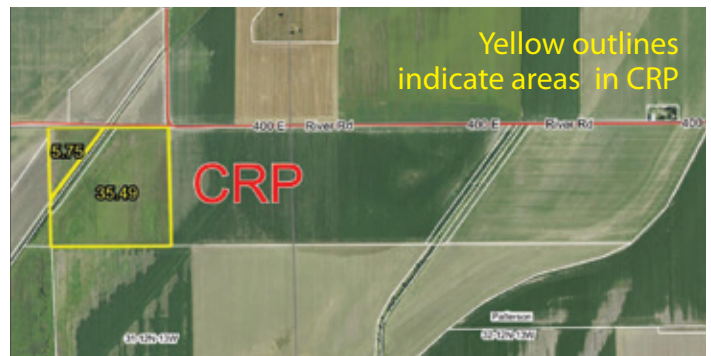
Primary Soil Types: Titus, Beardstown, Petrolia, Dupo & Wakeland loams

Taxes: Real estate \$1,293.04, Drainage \$2,408.69

5 Year Yield Average: Corn 205, Bean 67

Productivity Index: 118.8

Asking Price: Reduced to \$8,500/Acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
8404A	Titus silty clay loam, 0-2% slopes, occasionally flooded	59.39	34.7%	118
7188A	Beardstown loam, 0-2% slopes, rarely flooded	46.3	27.1%	114
8288A	Petrolia silt loam, 0-2% slopes, occasionally flooded	25.9	15.2%	117
8180A	Dupo silt loam, 0-2% slopes, occasionally flooded	16.39	9.6%	131
8333A	Wakeland silt loam, 0-2% slopes, occasionally flooded	12.61	7.4%	128
8302A	Ambraw clay loam, 0-2% slopes, occasionally flooded	7.15	4.2%	114
8070A	Beaucoup silty clay loam, cool mesic, 0-2% slopes, occasionally flooded	3.19	1.9%	132

Weighted Productivity Index Average 118.8

TRACT 3

264.45± Taxable Acres

- 95% income-producing
- Heavily pattern-tiled on 40' centers
- Well-irrigated

This highly productive tract is 95% income-producing with 244.39 acres currently being farmed. This tract also has 6.91 acres in CRP that pays \$1,740 annually through 2027. The cropped acreage carries a 113.4 Productivity Index rating. Tract 3 is also heavily improved; approximately 170 acres were tiled in 2007 with 141 rolls of 3" laterals on 40' centers.

About the irrigation unit

- Valley unit installed in 2009
- Poly drops with Nelson low pressure rotator sprinklers
- All electric with remote control via digital app
- Well is approximately 75' deep; pump at 50'
- Neptune injection pump for fertigation

Location: 2 miles Southwest of Hillview in Greene County 5,6&31-11N-13W

Access: From County Road

Acres: 264.45 taxed, 244.39 farmed, 6.91 CRP

Minerals: In tact

Topography: Level

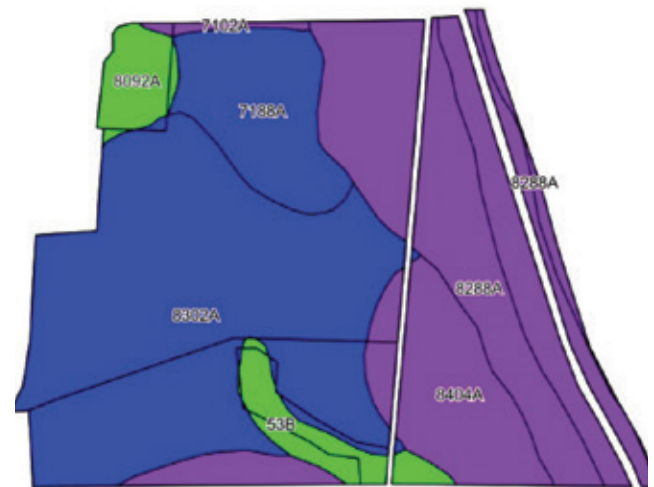
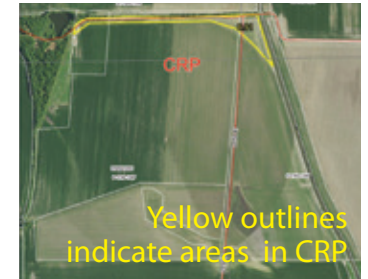
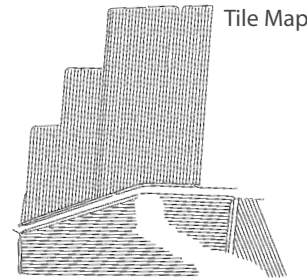
Primary Soil Types: Ambraw, Titus, Petrolia & Beardstown loams

Taxes: Real estate \$849.10, Drainage \$3,466.89

5 Year Yield Average: Corn 195, Bean 67

Productivity Index: 113.4

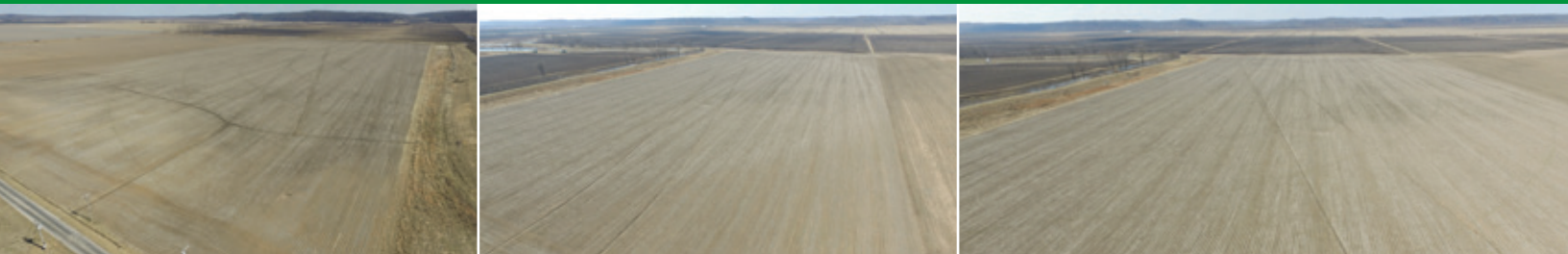
Asking Price: Reduced to \$8,500/Acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
8302A	Ambraw clay loam, 0-2% slopes, occasionally flooded	105.96	43.4%	114
8404A	Titus silty clay loam, 0-2% slopes, occasionally flooded	51.59	21.1%	118
8288A	Petrolia silt loam, 0-2% slopes, occasionally flooded	45.46	18.6%	117
7188A	Beardstown loam, 0-2% slopes, rarely flooded	24.56	10%	114
*53B	Bloomfield fine sand, 1-7% slopes	9.4	3.8%	*84
8092A	Sarpy sand, 0-2% slopes, occasionally flooded	7.17	2.9%	84
7102A	La Hogue loam, 0-2% slopes, rarely flooded	0.25	0.1%	121

Weighted Productivity Index Average 113.4





TRACT 4

64.59± Taxable Acres

- 92% income-producing
- Well-irrigated
- Long-term, lucrative CRP contract

Tract 4 is located in the Western Greene County riverbottoms, the furthest South of the farmed tracts. Of the 64.59 acres, 54.61 acres are being farmed and carry a Productivity Index rating of 121. There are an additional 5.08 acres in a lucrative CRP contract that pays \$1,935 annually (\$380.91/acre) through 2029.

About the irrigation unit

- Valley irrigation unit installed in 2009; new motors at this time
- Poly drops with Nelson low pressure rotator sprinklers
- All electric with remote control via digital app
- Well is 73' deep with an American Marsh submersible pump

Location: 2 miles North of Eldred in Greene County 8-10N-13W

Access: From County Road

Acres: 64.59 taxed, 54.61 farmed, 5.08 CRP

Minerals: In tact

Topography: Level

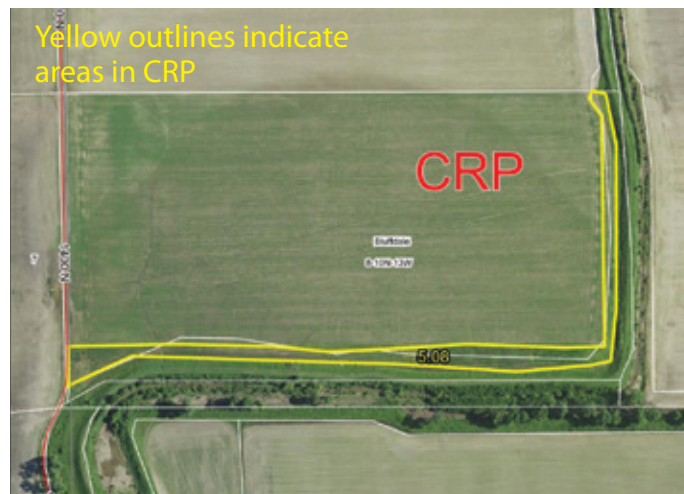
Soil Type: La Hogue loam

Taxes: Real estate \$493.76, Drainage \$596.54

5 Year Yield Average: Corn 207, Bean 62

Productivity Index: 121

Asking Price: Reduced to \$8,500/Acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
7102A	La Hogue loam, 0-2% slopes, rarely flooded	54.61	100%	121

Weighted Productivity Index Average 121

TRACT 5

12.07± Acre Grain Storage Site

- 132,000 bushels of storage space
- Conveniently located near the tillable tracts
- Improved with NECO dryer, shed and other equipment

This 10.26 non-tillable parcel represents the perfect complement to the other tillable pieces. There are 132,000 bushels of storage available among two bins: a) 17,000 bushel and b) 115,000 bushel.

The current farming operation utilizes the small bin as a wet bin. The small bin has "IntelliAir Bin Check" sensor cables that provide temperature and moisture readings. The bin has a large 20 HP centrifugal fan.

The large bin has "IntelliAir Bin Manager", a system that uses the sensor cables inside the bin, but is managed online. Simply input a target moisture and temperature and the system will run the fans accordingly to get the grain to the target. Current readings are available on-demand online. This bin has two large 20 HP centrifugal fans.

Additional equipment on this tract includes a NECO dryer, blower and airlocks, and ADD-A-PHASE converters. Also featured on the property is a shed with a small "living" area that includes a toilet, shower, heat, window AC and a sleeping loft. All improvements have been built since 2010.

Location: 1 mile South of Hillview, a quarter-mile off the Hillview Blacktop in Greene County 4-11N-13W

Access: From County Road

Taxes: \$4,411.32

Asking Price: \$250,000





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www.Worrell-LandServices.com

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Information contained in this brochure 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. Boundaries on the enclosed maps and photos are approximate. Worrell Land Services, LLC is acting as the sellers' agent for the Nergenah family.