



NORTHWESTERN SANGAMON COUNTY FARMLAND FOR SALE

83.439 Acre Class A Farm, 97% Tillable

A terrific opportunity to own a high-caliber parcel in a strong farming community just outside of Pleasant Plains! This highly productive Class A farm consists of 83.439 surveyed acres of which 81± acres are tillable. The tillable acreage is comprised primarily of Osco and Ipava soils, resulting in a very strong productivity index rating of 137. Tile outlet basins assist with the farm's drainage.

Located one mile Southwest of Pleasant Plains right along Walbaum Road, the location and access don't get much better than this. The parcel is unimproved and tenancy is open for the 2019 growing season. Don't miss the chance to own this beauty!

Location

Northwest Sangamon County, 1 mile Southwest of Pleasant Plains in 6&7-16N-7W

Taxes

\$3,044 estimated

Productivity Index

137

Topography

Level to slightly rolling

Mineral Rights

In tact

Possession

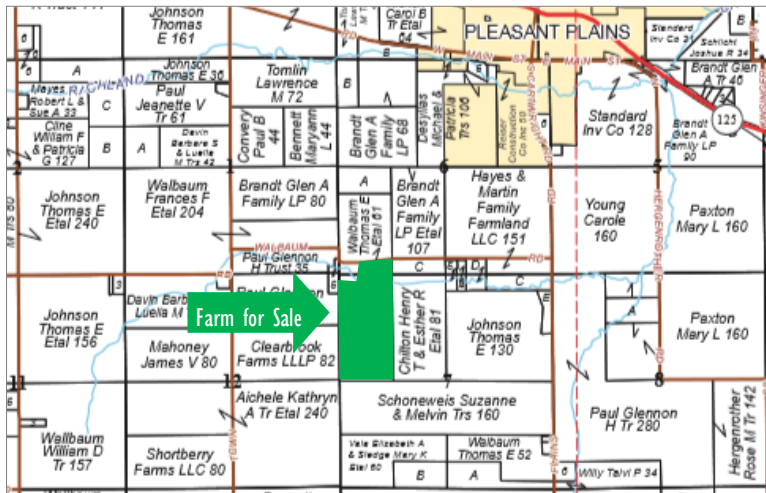
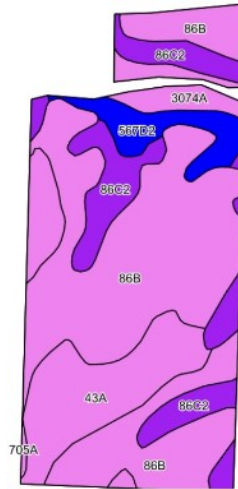
After 2018 harvest

Terms

Cash at closing

REDUCED Asking Price!

Now \$10,900 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
86B	Osco silt loam, 2-5% slopes	44.42	54.8%	140
43A	Ipava silt loam, 0-2% slopes	15.09	18.6%	142
86C2	Osco silt loam, 5-10% slopes, eroded	12.62	15.6%	131
567D2	Elkhart silt loam, 10-18% slopes, eroded	4.96	6.1%	111
3074A	Radford silt loam, 0-2% slopes, frequently flooded	3.70	4.6%	136
705A	Buckhart silt loam, 0-2% slopes	0.21	0.3%	142
Weighted Productivity Index Average				137

More photos are available at www.Worrell-LandServices.com

Want to learn more or make an offer? Give us a call at 217.245.1618!

Or email the Sellers' Agent, Allan Worrell at AllanW@Worrell-LandServices.com

Or stop by Worrell Land Services located at 2240 West Morton Avenue, Jacksonville IL 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. Boundaries on photos are approximate. Worrell Land Services, LLC is acting as the seller's designated representative. Managing Broker: Luke Worrell #471.019996. Mapping data provided by USDA and NRCS via AgriData.



CLASS A FARM FOR SALE NEAR PLEASANT PLAINS!

WESTERN SANGAMON COUNTY, ILLINOIS
FARMLAND FOR SALE

83.439 Acres · 97% Tillable · 137 Productivity Index · Great Location & Access



2240 West Morton Avenue, Jacksonville, IL 62650