



# EASTERN SANGAMON COUNTY FARMLAND FOR SALE

## 40 ACRE PROVEN INCOME-PRODUCER

A great opportunity to own a proven income-producer in Eastern Sangamon County, Illinois! This 40 acre tract is a rarity in that both the crop and hunting leases have every acre producing return on investment.

The farm has been heavily improved over the last several years with dozing and two tile projects; 32.67 acres are tillable. The 2019 cropping lease is open, but a continued relationship with the current tenant is possible. The recreational portion of the farm is leased through 2022. With great access from all-weather Moomey Road, the farm is only 4 miles South of Mechanicsburg and is conveniently located within reach of both Route 29 and Interstate 72.

Don't sleep on the income-producing capabilities of this farm! Visit us online at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com) or call for more information.

### Location

Eastern Sangamon County, Illinois T12-15N-R3W, 4 miles South of Mechanicsburg

### Taxes

\$538.38

### Productivity Index

119

### Topography

Level to slightly rolling

### Mineral Rights

In tact

### Possession

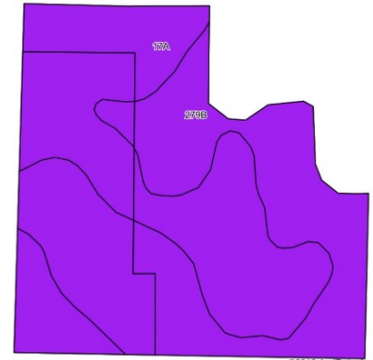
At closing

### Terms

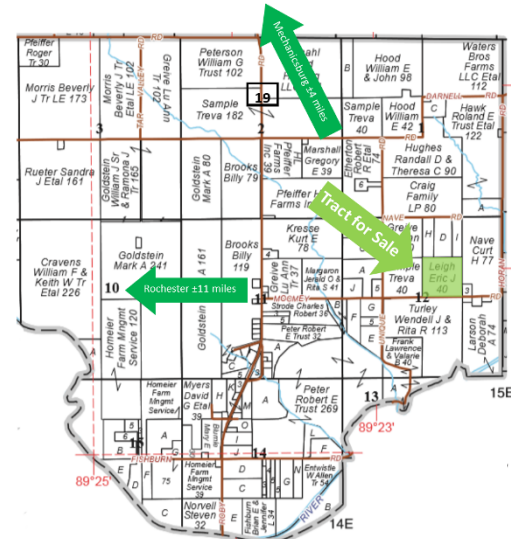
10% down. Cash at closing

### Asking Price

\$8,250 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
279B	Rozetta silt loam, 2-5% slopes	16.63	50.9%	119
17A	Keomah silt loam, 0-2% slopes	16.05	49.1%	119
Weighted Productivity Index Average				119



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

Or email the Sellers' Agent, Luke Worrell at [LukeW@Worrell-LandServices.com](mailto:LukeW@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 #471.01996. Mapping data provided by USDA and NRCS via AgriData.



## 40 ACRE FARM FOR SALE NEAR MECHANICSBURG

# EASTERN SANGAMON COUNTY, ILLINOIS FARMLAND FOR SALE

Proven Income-Producer with Good Rate of Return · High % Tillable · Great Location & Access



2240 West Morton Avenue, Jacksonville, IL 62650