

LAND SELDOM HITS THE OPEN MARKET HERE. DON'T MISS THIS OPPORTUNITY!

CASS COUNTY, ILLINOIS LAND FOR SALE

253± ACRES · 3 TRACTS · 3 MILES WEST OF VIRGINIA

Tillable Tracts · Class A Soils · Turnkey Pasture
Good Access · Competitive Neighborhood



CASS COUNTY, ILLINOIS LAND FOR SALE

253± ACRES · 3 TRACTS · 3 MILES W OF VIRGINIA

NOW IS YOUR CHANCE TO ACQUIRE PRODUCTIVE LAND!



100± TAXABLE ACRES

- 100% Tillable
- Class A Soils
- 134.6 Productivity Index
- Good Road Access

120± TAXABLE ACRES

- 91% Income-Producing (106.21 Tillable, 2.90 CRP)
- Class A Soils
- 125.4 Productivity Index
- Opportunity for Livestock and/or Homesite

33± TAXABLE ACRES

- Turnkey Pasture
- High-Quality Fencing
- Ideal Tract Size
- Buildable Potential

Property Location:

3 miles West of Virginia in Cass County, Illinois (Sections 7 & 18 - T17N-R10W)

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Worrell Land Services, LLC
2240 West Morton Avenue
Jacksonville, Illinois 62650
Office 217.245.1618
www.Worrell-LandServices.com

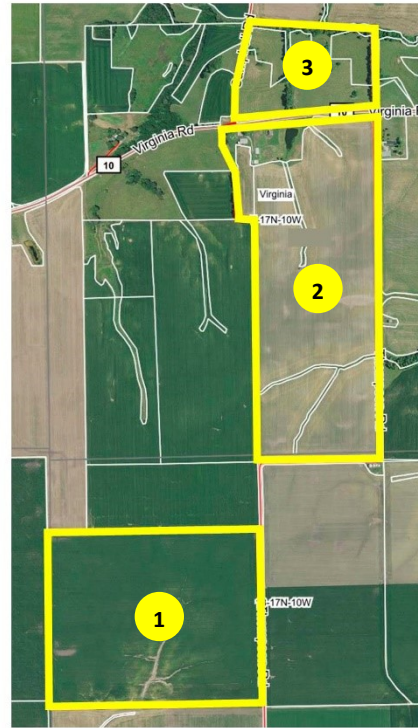
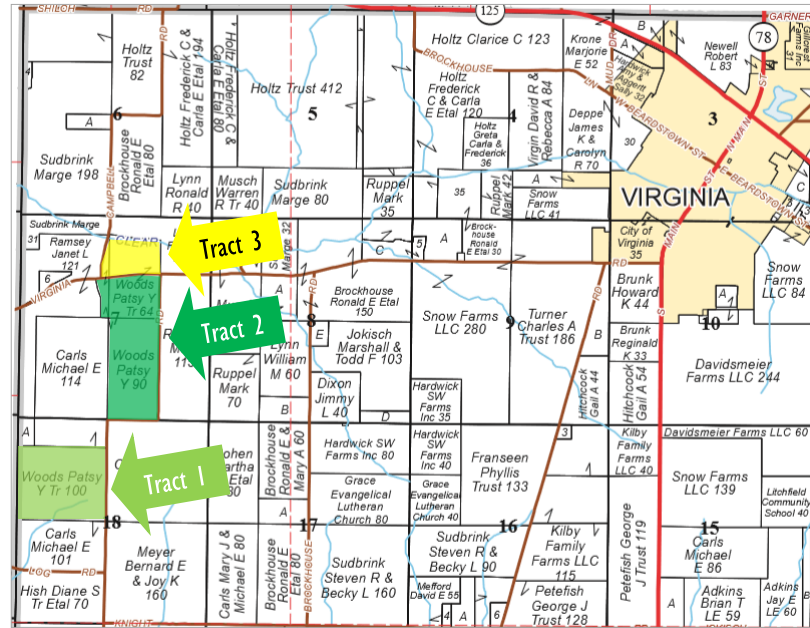


Luke Worrell, Managing Broker
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ABOUT THE TRACTS

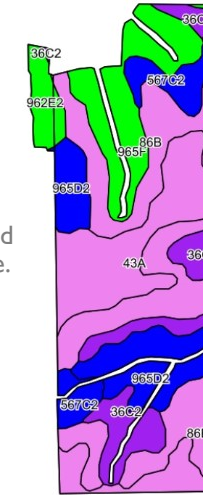
Located in an area that seldom sees land come available for purchase, these tracts provide the rare opportunity to acquire additional land in a highly-competitive agricultural neighborhood. Each of the three tracts are located approximately 2-3 miles west of Virginia, along or near the Virginia Blacktop. Additional photos and tract-specific aerial maps may be viewed online at www.Worrell-LandServices.com. To learn more or make an offer, give us a call at 217.245.1618.



TRACT 2: 120± TAXABLE ACRES, 91% INCOME-PRODUCING

This 120± acre multi-faceted tract has a lot to offer! The farm is 91% income-producing with 106.21 tillable acres and an additional 2.90 acres enrolled in CRP waterways. The tillable acreage carries a 125.4 Productivity Index; a majority of the acres are comprised of Class A soil types. The northwest corner of the farm currently consists of older improvements and is set-up for a cattle operation. That section of the tract could be further improved and expanded on, or even converted to a homesite. The farm is open for the 2019 growing season.

Taxes: TBD by Assessor after survey completion
Productivity Index: 125.4
Primary Soil Types: Osco, Ipava and Tama
Topography: Level to rolling
Access: From Thompson Road and Virginia Blacktop
Possession: At closing. Early possession is possible for cropping purposes.
Asking Price: \$10,250 per acre



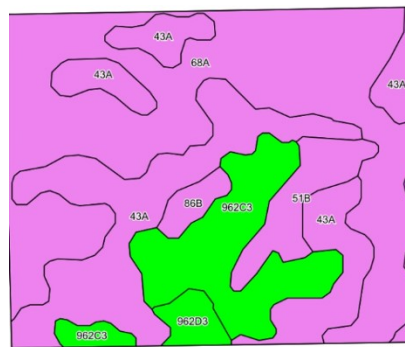
Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
86B	Osco silt loam, 2-5% slopes	35.15	33.1%	140
43A	Ipava silt loam, 0-2% slopes	21.34	20.1%	142
36C2	Tama silt loam, 5-10% slopes, eroded	13.80	13.0%	129
965D2	Tallula-Bold silt loams, 10-18% slopes, eroded	13.47	12.7%	109
965F	Tallula-Bold silt loams, 18-35% slopes	12.62	11.9%	87
567C2	Elkhart silt loam, 5-10% slopes, eroded	6.33	6.0%	116
962E2	Sylvan-Bold silt loams, 18-25% slopes, eroded	3.50	3.3%	83
Weighted Productivity Index Average				125.4



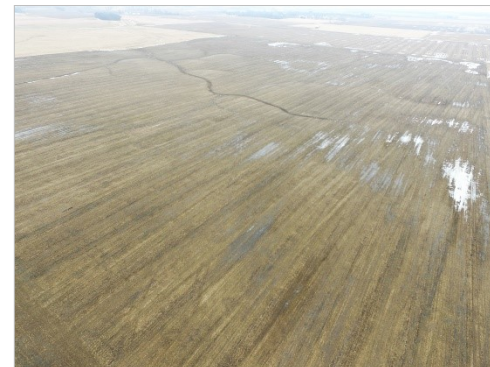
TRACT 1: 100± TAXABLE ACRES, 100% TILLABLE

A complete package of quality, size, location and access, this tract has a rare collection of attributes that rarely hit the open market in this area of Cass County! All 100 acres are entirely tillable with a majority of Class A soils and a strong Productivity Index of 134.6. The farm is open for the 2019 growing season.

Taxes: \$4,569.52
Productivity Index: 134.6
Primary Soil Types: Sable and Ipava
Topography: Level to gently rolling
Access: From Thompson Road
Possession: At closing. Early possession is possible for cropping purposes.
Asking Price: \$12,250 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
68A	Sable silty clay loam, 0-2% slopes	44.76	44.8%	143
43A	Ipava silt loam, 0-2% slopes	31.43	31.4%	142
962C3	Sylvan-Bold Complex, 5-10% slopes, severely eroded	14.62	14.6%	95
51B	Muscataine silt loam, 2-5% slopes	5.30	5.3%	146
962D3	Sylvan-Bold Complex, 10-18% slopes, severely eroded	2.11	2.1%	89
86B	Osco silt loam, 2-5% slopes	1.78	1.8%	140
Weighted Productivity Index Average				134.6



TRACT 3: 33± TAXABLE ACRES, TURNKEY PASTURE

With existing high-quality fencing, this turnkey pasture tract is an ideal size and location in the heart of Cass County. The property is positioned at the corner of the Virginia Blacktop and Campbell Road. In addition to the pasture potential, one could also envision a structure or home on the higher elevation in the southwest corner of the property.

Taxes: TBD by Assessor after survey completion
Topography: Rolling
Access: From Campbell Road and Virginia Blacktop
Possession: At closing
Asking Price: \$3,750 per acre



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

Or email the Seller's Agent, Luke Worrell at LukeW@Worrell-LandServices.com

Or stop by Worrell Land Services located at 2240 West Morton Avenue, Jacksonville IL 62650

