



# MORGAN COUNTY, ILLINOIS LAND FOR SALE

## 112.58 ACRE COMBO FARM: INCOME-PRODUCING ACREAGE + HOMESITE POTENTIAL

A beautiful, sprawling 112.58 acres just 6 miles north of Jacksonville along Highway 78. The layout of the farm is something you must see! A farm road takes you right off the highway and back to multiple possible building sites along with two large, well-stocked ponds. The seclusion it can offer is rare for a piece of land so close to town. In addition to the stunning scenery, the farm is 72% income-producing with 59.08 acres of tillable farmland and an additional 22.5 acres in CRP.

This land tract has so much to offer it is hard to summarize! Excellent location, possible homesites, stocked ponds, hunting, tillable acreage and everything in between. Call Luke Worrell at 217.245.1618 today to schedule a showing so you can see for yourself what this property delivers! Larger photos and maps are available online at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com).

**Location:** Northern Morgan County along Rt. 78, 6± miles North of Jacksonville in Sections 15&22-T16N-R10W)

**Taxes:** \$1,149.70

**Productivity Index Rating (tillable acreage):** 116.2

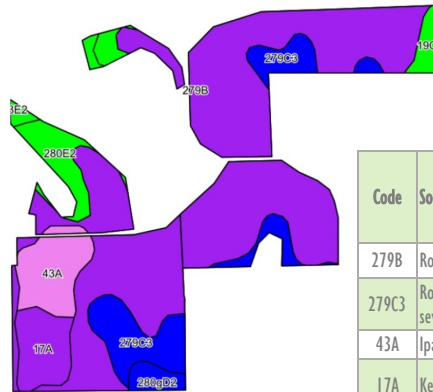
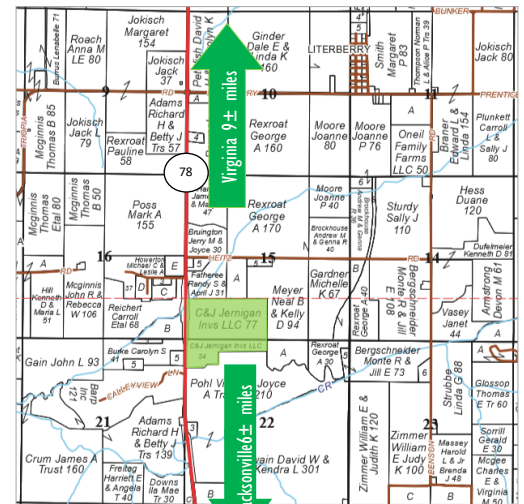
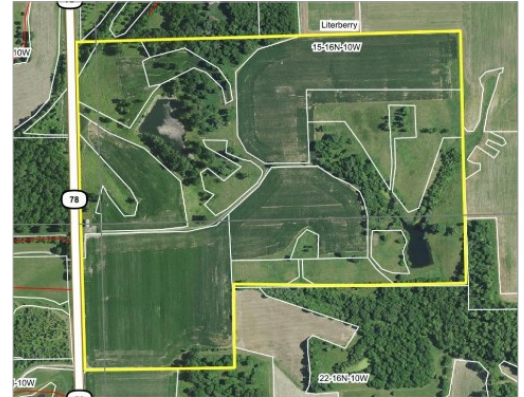
**5 Year Averages:** Corn = 207, Beans = 72

**Topography:** Level to rolling

**Mineral Rights:** In tact

**Possession and Terms:** Free of tenant's rights if sale closes prior to 2019 planting. Cash at closing.

**Asking Price:** \$6,750 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
279B	Rozetta silt loam, 2-5% slopes	38.62	65.4%	119
279C3	Rozetta silty clay loam, 5-10% slopes, severely eroded	5.87	9.9%	103
43A	Ipava silt loam, 0-2% slopes	4.11	7.0%	142
17A	Keomah silt loam, 0-2% slopes	3.28	5.6%	119
280E2	Fayette silt loam, glaciated, 18-25% slopes, eroded	3.08	5.2%	92
280gD2	Fayette silt loam, glaciated, 10-18% slopes, eroded	2.15	3.6%	109
19C3	Sylvan silty clay loam, 5-10% slopes, severely eroded	1.35	2.3%	95
8E2	Hickory silt loam, 18-25% slopes, eroded	0.62	1.0%	69
<b>Weighted Productivity Index Average</b>				<b>116.2</b>

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

Or email the Sellers' Agent and Managing Broker, 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. Mapping data provided by USDA and NRCS via AgriData. Worrell Land Services, LLC is acting as the seller's designated representative. Managing Broker: Luke Worrell #471.019996.



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JUST NORTH OF JACKSONVILLE**

**MORGAN COUNTY, ILLINOIS  
LAND FOR SALE**

Income-Producing Acreage + Homesite Potential · Great Location!



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