



CASS COUNTY, ILLINOIS FARMLAND FOR SALE

54.09 SURVEYED ACRES · 96% TILLABLE GREAT LOCATION

This is a nice-sized tract of tillable farmland in Cass County, Illinois approximately half-way between Chandlerville and Virginia. Of the 54.09 total acres, 52 acres (or 96%) are tillable according to the USDA. The tillable acres are comprised primarily of Fayette and Sylvan soils, and carry a Productivity Index Rating of 108. Easy access is available from Route 78 to the west.

For more information, visit us online at www.Worrell-LandServices.com or give us a call at 217.245.1618.

Location: Cass County, Illinois in Section 13-Township 18N-Range 10W

Taxes: To be assessed

Primary Soil Types: Fayette and Sylvan

Productivity Index Rating: 108

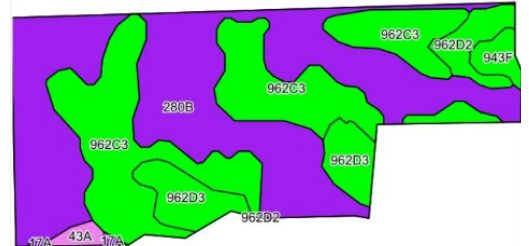
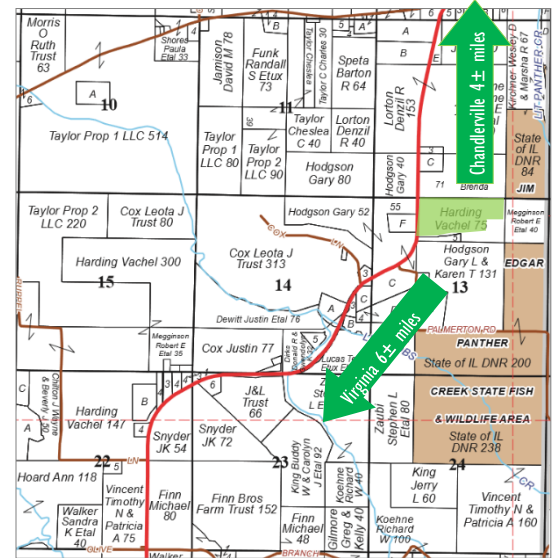
2019 Soils Tests: pH 5.9, P 65, K 267

Topography: Level to rolling

Mineral Rights: In tact

Possession and Terms Summary: Tenancy open for 2020. Possession granted and cash due at closing.

REDUCED Asking Price: \$6,300 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
280B	Fayette silt loam, glaciated, 2-5% slopes	26.25	50.5%	121
962C3	Sylvan-Bold complex, 5-10% slopes, severely eroded	17.41	33.5%	95
962D3	Sylvan-Bold complex, 10-18% severely eroded	4.17	8.0%	89
962D2	Sylvan-Bold silt loams, 10-18% slopes, eroded	1.82	3.5%	98
943F	Seaton-Timula silt loams, 18-35% slopes	1.65	3.2%	84
43A	Ipava silt loam, 0-2% slopes	0.52	1.0%	142
17A	Keomah silt loam, 0-2% slopes	0.18	0.3%	119
Weighted Productivity Index Average				108

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

Or email the Listing 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. 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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FARMLAND FOR SALE

NEWLY REDUCED PRICE ON TILLABLE FARMLAND



2240 West Morton Avenue, Jacksonville, IL 62650