



MORGAN COUNTY, ILLINOIS LAND FOR SALE

65.26 ACRE RECREATIONAL TRACT WITH BUILDABLE POTENTIAL & CROP INCOME

This beautiful, well-manicured 65.26 acre recreational tract in Morgan County has so much to offer! A blank slate to plot your dream home or solitude escape, this property is ready to go – with rural water, electricity and septic on-site. Extensive trails run throughout the farm, making the hunting and recreation opportunities incredibly accessible. In addition to the recreational features of the property, the farm generates income as well, with 18.47 tillable acres currently being farmed. The tillable acreage is comprised primarily of Rozetta silt loam, and carries a weighted Productivity Index of 113.4.

The property includes an owned lane off of Lone Road and also has recorded easement access to the property. Located just 15 minutes from Jacksonville and a mere 2.5 miles off Route 78, the farm’s accessibility further enhances its appeal.

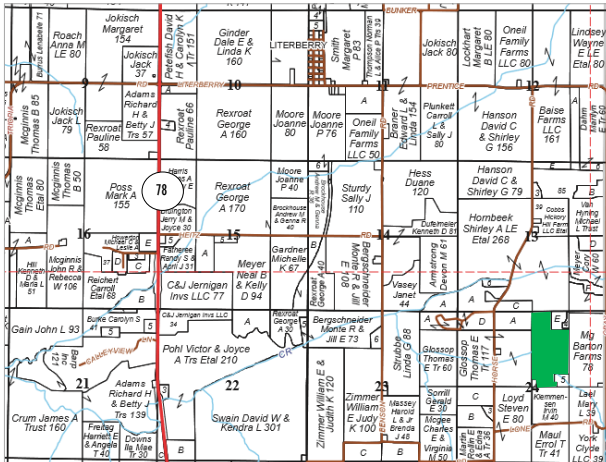
A true blank slate on which to make your dreams become reality, don’t let this one slip away. To make an appointment to see this property, call the Seller’s Agent and Managing Broker, Luke Worrell, at 217.245.1618. For additional property photos, soils info and more, visit www.Worrell-LandServices.com.

Location: Northern Morgan County, Illinois 9 miles NE of Jacksonville, 2.5 miles E of Rt. 78 in Section 24-Township 16N, Range 10W

Possession and Terms: Possession at closing, upon completion of 2019 harvest. Cash at closing.

2018 Taxes:
\$340.86

Asking Price:
\$3,900 per acre



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

Or email the Seller’s Agent and Managing Broker, Luke Worrell at 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. Trail map is approximate. Mapping data provided by USDA and NRCIS via AgriData. Worrell Land Services, LLC is acting as the seller’s designated representative. Managing Broker: Luke Worrell #471.019996.



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MORGAN COUNTY, ILLINOIS
LAND FOR SALE

Ideal Size & Location · Elaborate Trail System · Tillable Acreage · Utilities On-Site



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