



BROWN COUNTY, ILLINOIS LAND FOR SALE

228 ACRE CATTLE FARM NEAR MT. STERLING

A cattle farm of this scale and quality is a rare find in West Central, Illinois' open market. Of the 228 total acres, approximately 180 are fenced and currently operated as a well-maintained cattle operation. Excellent water sources are featured throughout, with small holding ponds and a creek that crosses the property. Two barns and three grain bins accompany the property, providing approximately 27,000 bushels of on-site grain storage.

Complimenting the pasture, 40.36 row crop acres are farmed in three distinct, and easily-accessible fields. The tillable acreage is comprised primarily of Rozetta and Keomah silt loams and carries a weighted Productivity Index Rating of 113.2.

Located just 3 miles East of Mt. Sterling right along Route 24, this tract is easily accessible with many points of entry and road frontage on three sides. Rural water runs along Route 24; power available from Adams Co-op.

Don't miss this unique opportunity! Give us a call today to learn more about this great property. To view larger photos, and an interactive property map, visit www.Worrell-LandServices.com.

Property Location: Central Brown County, Illinois approximately 3 miles East of Mt. Sterling along Route 24 in Section 14 - Township 1S - Range 3W

Topography: Slightly rolling to rolling

Taxes: \$1,592.90

Primary Soil Types (tillable acreage): Rozetta and Keomah silt loams

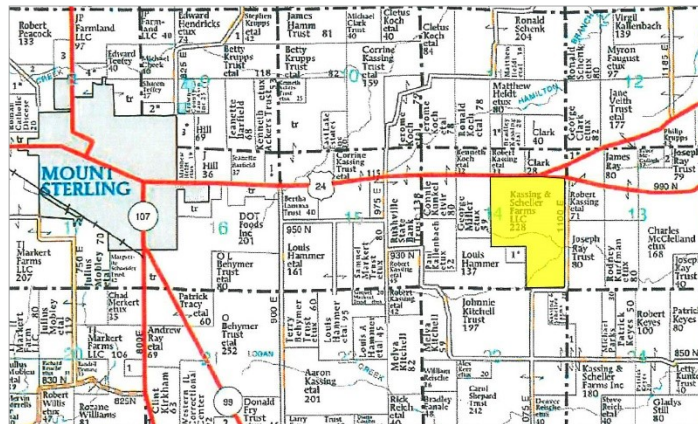
Productivity Index Rating (tillable acreage): 113.2

Minerals: In tact

Personal Property: For a detailed list of personal property that does not sell with the farm, contact Allan Worrell or Adam Bauer.

Possession & Terms: Possession is negotiable. Cash at closing.

Asking Price: \$798,000



Want to learn more or make an offer? Contact:

Allan Worrell, Seller's Agent
217.473.3418
AllanW@Worrell-LandServices.com



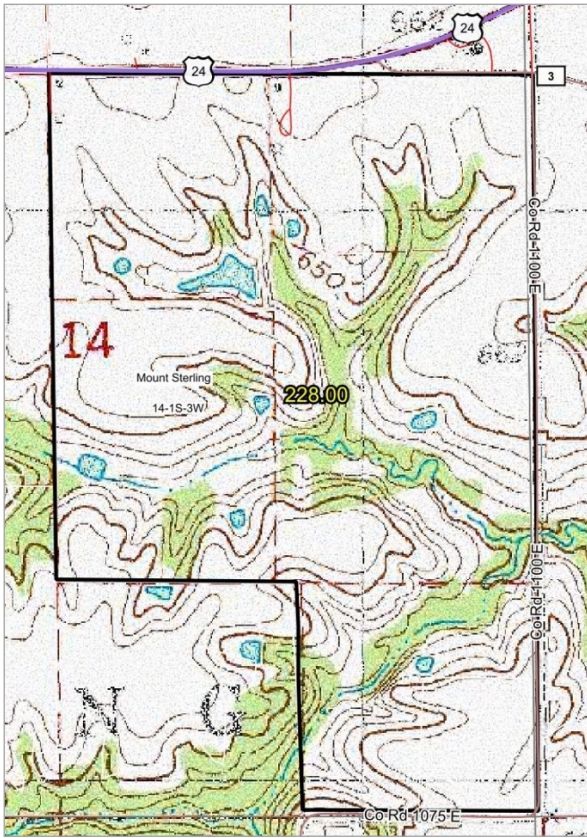
Adam Bauer, Local Agent
309.333.7617
AdamB@Worrell-LandServices.com



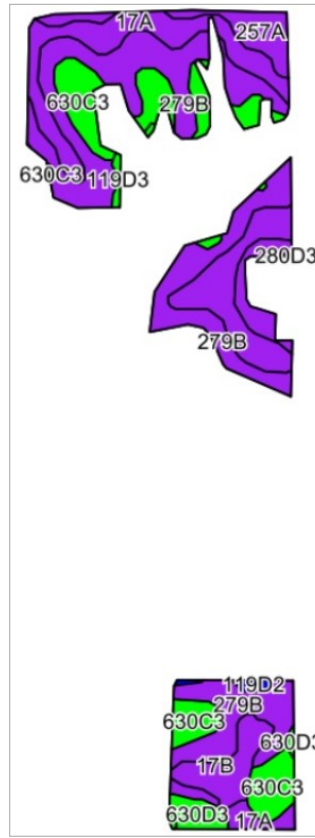
Worrell Land Services, LLC
2240 W. Morton Ave.
Jacksonville, IL 62650
217.245.1618



Topography Map



Soils Map



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
279B	Rozetta silt loam, 2-5% slopes	17.67	43.8%	119
17A	Keomah silt loam, 0-2% slopes	9.77	24.2%	119
630C3	Navlys silty clay loam, 5-10% slopes, severely eroded	6.69	16.6%	89
17B	Keomah silt loam, 2-5% slopes	2.36	5.8%	118
257A	Clarksdale silt loam, 0-2% slopes	2.17	5.4%	128
630D3	Navlys silty clay loam, 10-18% slopes, severely eroded	1.05	2.6%	84
119D3	Elco silty clay loam, 10-18% slopes, severely eroded	0.37	0.9%	91
119D2	Elco silt loam, 10-18% slopes, eroded	0.28	0.7%	100
Weighted Productivity Index Average				113.2

Additional Property Photos



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

Or email the Seller's Agent at AllanW@Worrell-LandServices.com or Local Agent at AdamB@Worrell-LandServices.com
Or stop by Worrell Land Services located at 2240 West Morton Avenue, Jacksonville IL 62650

