



MORGAN COUNTY, ILLINOIS LAND FOR SALE

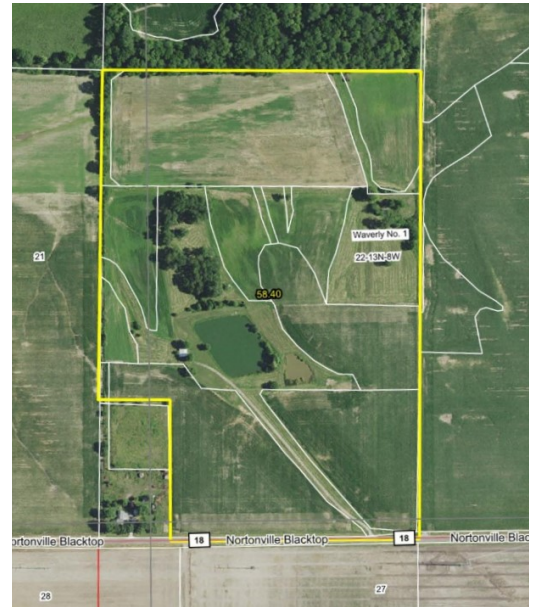
58.4 ACRE COMBO TRACT: INCOME+RECREATION

With good income potential from multiple sources and diverse recreational appeal, this tract is loaded with possibilities!

Over 72% of the acreage generates income – 30.6 acres are in row crop and carry a weighted Productivity Index Rating of 120.6 (Class B). Another 11.64 acres are enrolled in fixed-rate CRP programs that yield \$225 per acre through 2026. Additionally, an easement payment of \$292 is made annually from Panhandle Eastern Pipeline. The property is easily accessed via a gravel lane off the well-maintained Nortonville Road that serves as the southern border to the property.

The remaining 16.16 acres are picturesque and offer a wide range of recreational options. With grassland, trees, a gorgeous pond, and a nice pole frame shed, the opportunities are far-reaching. Whether you're simply looking for a getaway destination for tent camping, or perhaps a secluded spot to build (water runs along Nortonville Road), this tract is an ideal size to not break the bank to make it yours. Veiled hunting potential even exists, with frequent whitetail sightings due to onsite food and water sources, and its proximity just south of a neighboring timber tract.

For more information or to schedule a showing call Allan Worrell, the Sellers' Agent, at 217.245.1618. Additional photos and maps (including interactive and CRP maps) are available online at www.Worrell-LandServices.com.



Location: Southeast Morgan County, Illinois approx. 2 miles Southwest of Waverly in S22-T13W-R8W

2018 Taxes: \$830.00

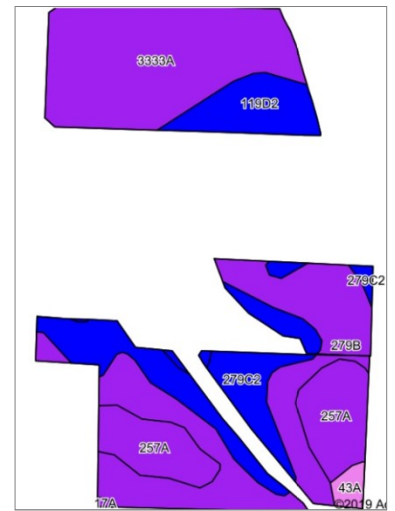
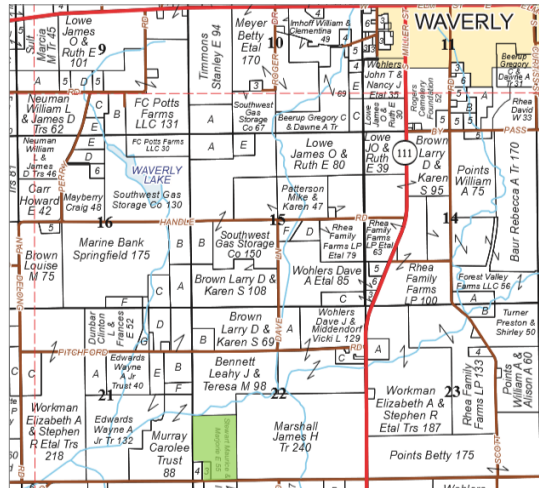
Productivity Index Rating (tillable acreage): 120.6

Topography: Level to rolling

Mineral Rights: In tact

Possession and Terms: Possession at closing, subject to tenant's rights. Cash at closing.

Asking Price: \$400,000



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
3333A	Wakeland silt loam, 0-2% slopes, frequently flooded	9.16	29.9%	128
279B	Rozetta silt loam, 2-5% slopes	8.88	29.0%	119
279C2	Rozetta silt loam, 5-10% slopes, eroded	5.29	17.3%	112
257A	Clarksdale silt loam, 0-1% slopes	4.44	14.5%	128
119D2	Elco silt loam, 10-18% slopes, eroded	2.46	8.0%	100
43A	Ipava silt loam, 0-2% slopes	0.42	1.4%	142
Weighted Productivity Index Average				120.6

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

Or email the Sellers' Agent, Allan Worrell at AllanW@Worrell-LandServices.com. You're always welcome to stop by our office! We're located at 2240 West Morton Avenue in Jacksonville, Illinois.





**58.4 ACRE COMBINATION TRACT
ROW CROP · LONGTERM CRP · RECREATIONAL APPEAL**



MORGAN COUNTY, ILLINOIS
LAND FOR SALE

Great location and diversity! Located 2 miles southwest of Waverly.

