

# MORGAN COUNTY, ILLINOIS

# LAND FOR SALE

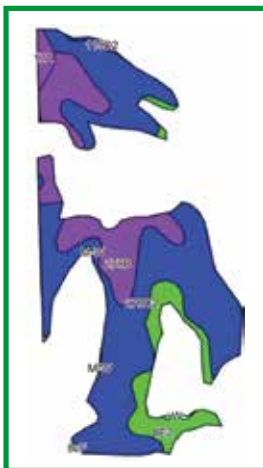
## 80± Acre Recreational Hideout w/ Residence & Tillable Farmland 4± miles East of Murrayville

**A diverse, secluded property awaiting its next chapter to be written!** These 80 acres have a ton to offer and could be guided in numerous directions. An exceptional 45' x 80' house/shed was newly constructed in 2018 and could serve you well as a primary or part-time residence. The house contains 45' x 33' of pristine living quarters complete with a kitchen that features Quartz countertops, a spacious open living area, 2 bedrooms and 1.5 bathrooms.

Complimenting the living quarters is a 45' x 47' garage with heaps of space for the imagination to run wild with potential uses. The shed features 16' walls, heated floors, two large garage doors with openers, and storage space above the living quarters.

Endless possibilities exist for the acreage. Of the 80 acres, 33.41± are income-producing tillable acres with a Productivity Index Rating of 108.4. Tenancy is open for the 2020 cropping season. Two large freshwater ponds and approximately 25± acres of mature timberland are presented on the premises – perfect dance partners for those seeking a recreational hideout. Neighboring wildlife habitat adjoins the property on all sides, making its hunting potential substantial.

The farm has been painstakingly improved over the last several years with numerous old livestock buildings removed, leaving a fresh canvas for the new owner.



### Property Details

**Location:** Southern Morgan County, Illinois approximately 4 miles east of Murrayville in Section 11 – Township 13N – Range 10W.

**2018 Taxes:** \$1,946.74

**Topography:** Level to rolling

**Utilities:** Electricity, Leased Propane Tank

**Water/Sewer:** Public water, Septic system

**Primary Soil Type/PI:** Rozetta, 108.4

**Mineral Rights:** In tact

**Possession & Terms Summary:** Down payment due upon signing a contract to purchase. Cash due and possession granted at closing.

**Asking Price:** \$460,000

Code	Soil Description	Acres	% of Field	ICPI*
279C2	Rozetta silt loam, 5-10% slopes, eroded	21.56	64.5%	112
279B	Rozetta silt loam, 2-5% slopes	7.17	21.5%	119
8E2	Hickory silt loam, 18-25% slopes, eroded	3.80	11.4%	69
17A	Keomah silt loam, 0-2% slopes	0.61	1.8%	119
119D2	Elco silt loam, 10-18% slopes, eroded	0.19	0.6%	100
W	Water	0.08	0.2%	---

**Weighted Productivity Index Average 108.4**

\*Illinois Crop Productivity Index



**Questions or to make an offer:**

**Luke Worrell**  
Managing Broker

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*Information contained in this brochure 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. Boundaries on maps and photos are approximate. Worrell Land Services, LLC is acting as the seller's agent.*

Additional details, maps, and photos are available online at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)



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w/ Residence & Tillable Farmland  
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represented by



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