



MORGAN COUNTY, ILLINOIS FARMLAND FOR SALE

24.32 ACRES · 91.2% TILLABLE PLUS ALTERNATIVE INCOME STREAM & SHED

Not your typical 25 acre tract! With diverse revenue-streams, this strong income-producing 24.32 acre farm in Eastern Morgan County presents an exceptional opportunity for its new owner. In addition to 22.19 tillable acres (123.4 PI) that are open for the 2020 cropping season, the farm is set to receive \$5,000 annually with a 2% increase each year for the 30 years of the recently announced APEX Wind Energy Project to account for underground cabling. The tillable acreage has proven itself to be a good producer, with 10-year averages of: Corn 196 and Soybeans 55. High fertility levels were reflected in soil tests from 2015: pH 6.4, P 74, K 331.

A very well-maintained 40'x60' custom-made Wick Building with 12' sliding doors was erected on the northeast corner of the property in 2006, providing ample storage space.

To learn more or to make an offer, contact the Seller's Agent and Managing Broker, Luke Worrell via phone or text at 217.473.7039 or email at LukeW@Worrell-LandServices.com.

Location: Eastern Morgan County, just north of I-72 before the Alexander exit heading east approximately 7 miles from Jacksonville. Section 24 – Township 15N – Range 9W.

Access: From Courier Road to the north

2018 Taxes: \$828.38

Topography: Level to slightly rolling

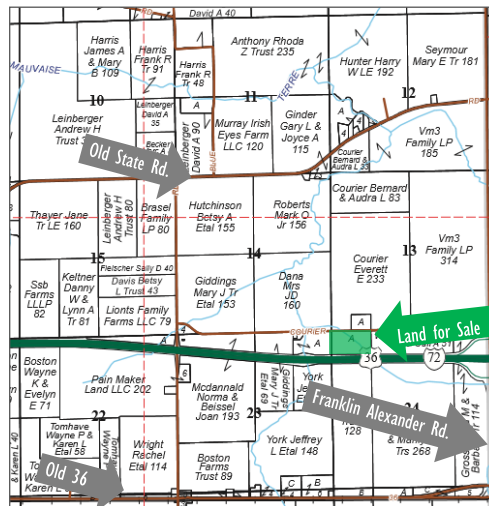
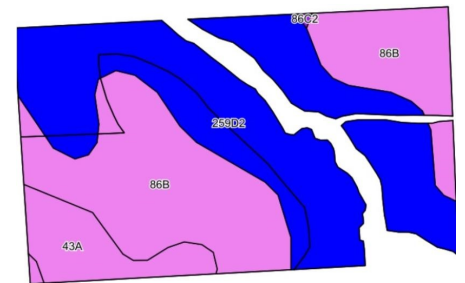
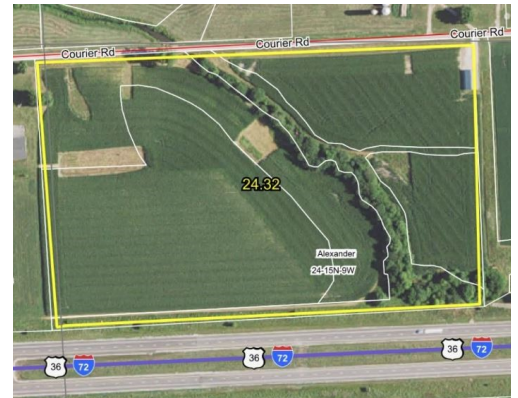
Productivity Index Rating: 123.4

Primary Soil Types: Assumption, Osco, Ipava

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: \$12,000 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
259D2	Assumption silt loam, 10-18% slopes, eroded	10.97	49.4%	106
86B	Osco silt loam, 2-5% slopes	9.24	41.6%	140
43A	Ipava silt loam, 0-2% slopes	1.98	8.9%	142
Weighted Productivity Index Average				123.4



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



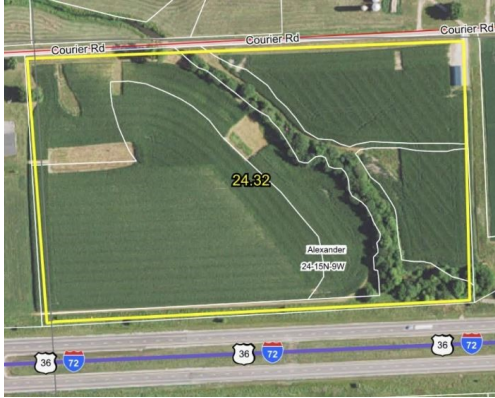
This information was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owners or their agents. Mapping data provided by USDA and NRCS via AgriData. Worrell Land Services, LLC is acting as the seller's designated representative. Managing Broker: Luke Worrell #471.019996.



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A good producer, this farm is worth a closer look!



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