



MENARD COUNTY, ILLINOIS FARMLAND FOR SALE

59± ACRE CLASS A FARM • 99% TILLABLE

Nearly all tillable, this 59± acre tract of Class A farmland is a head-turner in Eastern Menard County! The farm carries an incredibly strong Productivity Index Rating of 142.3 and is comprised entirely of Class A soil types (Sable, Ipava, Osco, Buckhart). USDA data indicates 58.57 acres, or 99% of this farm, is in row crop production. The farm has been a consistent producer with 6-year yield averages at 216 and 67. Tenancy is open for the 2020 growing season, but a possible lease-back could be available for an investor-buyer.

Farmland isn't often available for purchase in this precise and rich agricultural area! For more information or to make an offer, contact the Sellers' Agent and Managing Broker, Luke Worrell at 217.245.1618. To view larger photos and maps, visit www.Worrell-LandServices.com.

Location: Along Honey Heart School Road, just a half-mile west of the Logan County Road approximately 2 miles North of Fancy Prairie, 5 miles Northwest of Williamsville in Menard County Section 6-Township 18N-Range 4W.

Access: From Honey Heart School Road which borders the property to the north.

Parcel Numbers: 14-06-300-004 and 14-06-400-001

2018 Taxes: \$2,544.46

6-Year Yield Averages: Corn 216, Soybeans 67

Primary Soil Types: Sable, Ipava, Osco, Buckhart

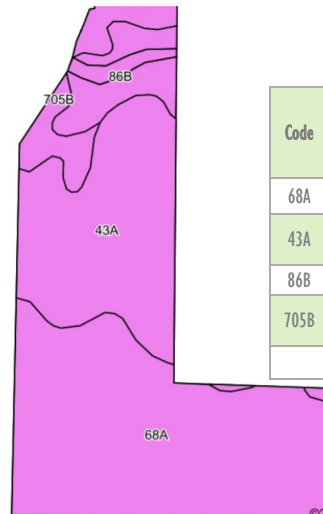
Productivity Index Rating: 142.3

Topography: Level

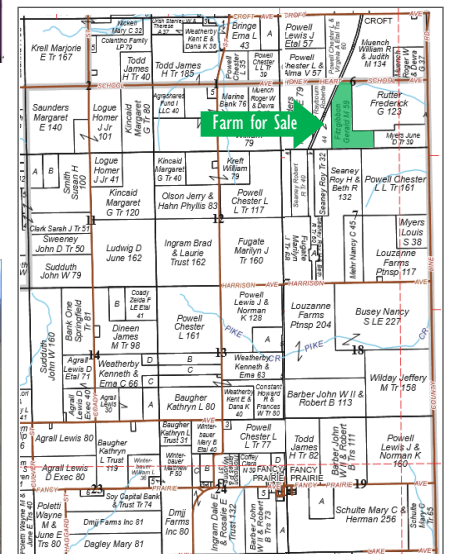
Mineral Rights: In tact

Possession & Terms Summary: Down payment due upon signing a contract to purchase. Cash due and possession granted at closing. Property is free of tenant's rights for 2020.

REDUCED Asking Price: \$10,690 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
68A	Sable silty clay loam, 0-2% slopes	30.96	52.9%	143
43A	Ipava silt loam, 0-2% slopes	18.47	31.5%	142
86B	Osco silt loam, 2-5% slopes	5.03	8.6%	140
705B	Buckhart silt loam, 2-5% slopes	4.11	7.0%	141
Weighted Productivity Index Average				142.3



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

Or email the Sellers' 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 NRCIS via AgriData. Worrell Land Services, LLC (Managing Broker License #471.019996) is co-listing this property with Denny Willis (Managing Broker License 471012900).