

Cass County, IL



FARMLAND FOR SALE



A workhorse of a producer just East of Virginia, IL that is nearly all tillable! USDA records 109.25± of the total estimated 109.41± acres as tillable non-HEL farmland. Two-thirds of the farm (71.71 acres) is made up of Class A Ipava, Buckhart, or Muscatune soil types. The overall Productivity Index weighted average clocks in at an impressive 125.2. The farm boasts a consistently strong yield history:

| | | |
|-------------------|-------------------|-------------------|
| 2013 Corn: 194.31 | 2014 Corn: 195.63 | 2015 Beans: 67.92 |
| 2016 Corn: 214.14 | 2017 Beans: 70.42 | 2018 Corn: 253.07 |
| | 2019 Beans: 69.10 | |

The most recent soil test averages from 2015 are recorded at pH 6.0, P 81, K 421. Good access is available from Route 125 to the North. The rolling topography assists with the farm's drainage capabilities, which seems to be of increased importance during the wet 2019 and 2020 spring conditions!

This farm is located in a competitive farming community, so don't delay in making your move.



Property Details

Location: 1.5± miles Southeast of Virginia, IL along Route 125 in Cass County, Illinois Sections 12&13 -Township 17N – Range 10W

Taxes: Subject to reassessment after recording of new deeds. Only the acreage South of Route 125 will sell from parcel 11-014-009-00.

Parcel ID Numbers: 11-014-013-00 and part of 11-014-009-00

Soil Types: Ipava, Sylvan Bold Complex, Buckhart, Muscatune

Productivity Index Rating: 125.2

Topography: Level to rolling

Mineral Rights: In tact

Terms: Earnest money of 10% due upon signing a contract to purchase. Possession granted at closing, subject to current tenant's rights. Cash at closing.

Asking: \$11,350 per acre



Allan Worrell

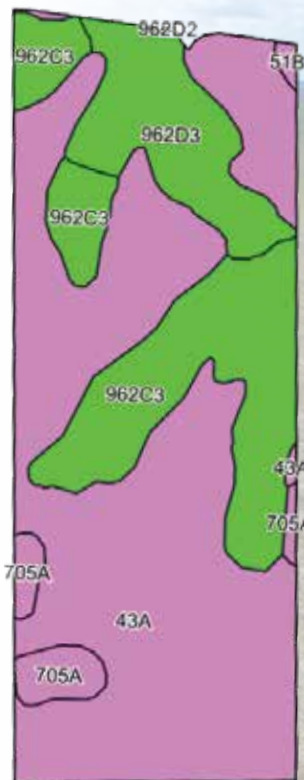
Questions or to make an offer:

Allan Worrell

Seller's Designated Representative

217.473.3418





| Code | Soil Description | Acres | % of Field | ICPI* |
|--|---|-------|------------|-------|
| 43A | Ipava silt loam, 0-2% slopes | 67.52 | 61.8% | 142 |
| 962C3 | Sylvan-Bold complex, 5-10% slopes, severely eroded | 25.04 | 22.9% | 95 |
| 962D3 | Sylvan-Bold complex, 10-18% slopes, severely eroded | 12.51 | 11.4% | 89 |
| 705A | Buckhart silt loam, 0-2% slopes | 3.80 | 3.5% | 142 |
| 51B | Muscature silt loam, 2-5% slopes | 0.39 | 0.4% | 146 |
| Weighted Productivity Index Average 125.2 | | | | |

*Illinois Crop Productivity Index

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

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FARMLAND FOR SALE

109.41± Acres • Nearly All Tillable

Southeast of Virginia, IL along Rte 125



represented by



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www.Worrell-LandServices.com

Cass County, Illinois

FARMLAND FOR SALE

109.41± Acres • Near Virginia, IL