

# Morgan County, IL



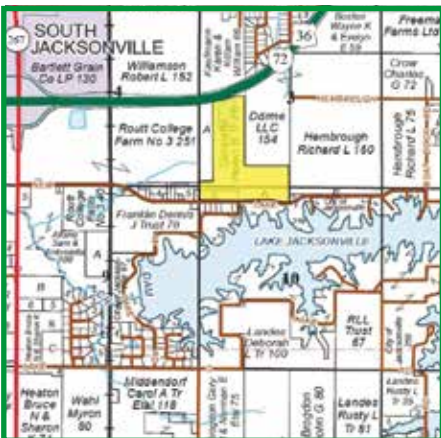
# FARMLAND FOR SALE



**If you're looking to expand your land portfolio, look no further than this 99.86± acre tract of Class A Morgan County farmland.**

Comprised almost exclusively of highly productive Ipava and Sable Class A soils, the 88.18± acres of tillable farmland carry an optimum Productivity Index Rating of 141.8. The location doesn't get much better than this, with close proximity to Bartlett Grain Elevator and easy accessibility from New Lake Road along the southern border.

Complimenting the row crop acreage is a 12± acre stocked pond that lends itself to great fishing and R & R. Don't let this strong producer get away.



## Property Details

**Location:** Near Lake Jacksonville approximately one mile East of the I-72/Route 267 junction just South of Jacksonville, Illinois along I-72 and New Lake Road in Sections 3 & 10 – Township 14N – Range 10W.

**Acreage:** 99.86 total taxable acres, 88.18± tillable farmland acres, 12± acre pond

**2019 Taxes:** \$4,012.08

**Parcel ID Numbers:** 13-03-300-001, 13-10-100-001, 13-10-101-008

**Productivity Index Rating:** 141.8

**Topography:** Level

**Minerals:** 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.

**MLS#:** CA999875

**Asking:** \$11,250 per acre



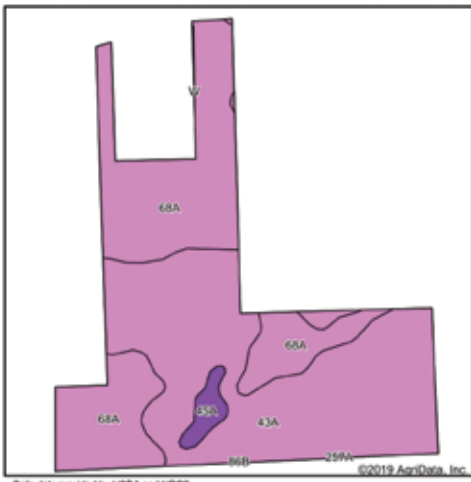
**Questions or to make an offer:**

**Allan Worrell**

Seller's Designated Representative

217.473.3418





State: **Illinois**  
 County: **Morgan**  
 Location: **3-14N-10W**  
 Township: **Jacksonville No. 24**  
 Acres: **88.18**



Area Symbol: 8.137, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	I. State Productivity Index Legend	Subsoil rooting #	Corn Buil.	Soybeans Buil.	Crop productivity index for optimum management
43A	Spva silt loam, 0 to 2 percent slopes	47.72	54.1%		FAV	191	62	142
68A	Stable silty clay loam, 0 to 2 percent slopes	38.35	43.5%		FAV	192	63	143
45A	Denry silt loam, 0 to 2 percent slopes	1.97	2.2%		FAV	159	52	118
W	Water	0.07	0.1%					
**68B	Osco silt loam, 2 to 5 percent slopes	0.07	0.1%		FAV	**189	**59	**140
Weighted Average						190.6	62.3	141.8



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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Class A Farmland • 99.86+/- Acres

Near Lake Jacksonville  
 approximately one mile  
 East of the I-72 &  
 Route 267 junction



represented by



2240 West Morton Avenue, Jacksonville, IL 62650  
 217.245.1618 • info@Worrell-LandServices.com  
 www.Worrell-LandServices.com

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