

Morgan County, IL



FARMLAND FOR SALE



A great addition to any land portfolio, this tract of Class A Morgan County farmland is the complete package.

Of the 70.01± taxable acres, 66.64± or 95% are in row crop production according to USDA data. The tillable acreage boasts a Class A Productivity Index Rating of 137.7 and is comprised primarily of high quality Ipava, Clarksdale, and Sable soils.

Good access is available from hard surface County Road 31/New Lake Road which borders the property to the North. The farm is conveniently-located with close proximity to Bartlett Grain Elevator. In addition to the row crop potential, nearby housing suggests non-agricultural potential could be an option for this property, if desired.

Morgan County tillable farmland continues to be a highly sought-after asset. Make this one yours today!



Property Details

Location: Near Lake Jacksonville approximately one half mile Southeast of the I-72/Route 267 junction just South of Jacksonville, Illinois. New Lake Road borders the property to the North. Morgan County Section 9 – Township 14N – Range 10W.

Acreage: 70.01 taxable acres, 66.64 tillable acres according to USDA

2019 Taxes: \$2,710.58

Parcel ID Numbers: 13-09-200-011 and 13-09-200-019

Productivity Index Rating: 137.7 (Class A)

Topography: Level

Minerals: In tact

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

Asking: \$11,400 per acre

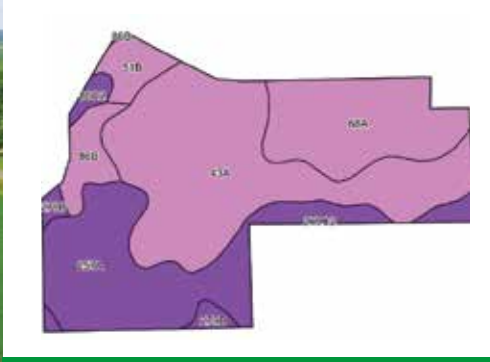


Questions or to make an offer:

Allan Worrell
Seller's Designated Representative

217.473.3418





Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	27.16	41.2%	142
257A	Clarksdale silt loam, 0-2% slopes	18.45	27.7%	128
68A	Sable silty clay loam, 0-2% slopes	12.76	19.1%	143
86B	Oscos silt loam, 0-2% slopes	3.08	4.6%	140
51B	Muscatine silt loam, 0-2% slopes	2.50	3.8%	146
279B	Rozetta silt loam, 0-2% slopes	1.48	2.2%	119
86C2	Oscos silt loam, 2-5% slopes	.85	1.3%	131
279C2	Rozetta silt loam, 5-10% slopes	.06	0.1%	112

Weighted Productivity Index Average 137.7

*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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Class A Farmland • 70.01± Acres

represented by





**Near Lake Jacksonville
approximately ½ mile
Southeast of the I-72
& Route 267 junction**

Class A Farmland • 70.01± Acres

FARMLAND FOR SALE

Morgan County, IL


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