

MORGAN & SANGAMON COUNTIES, IL



# FARMLAND FOR SALE

**Tract 1: 32± Acres**

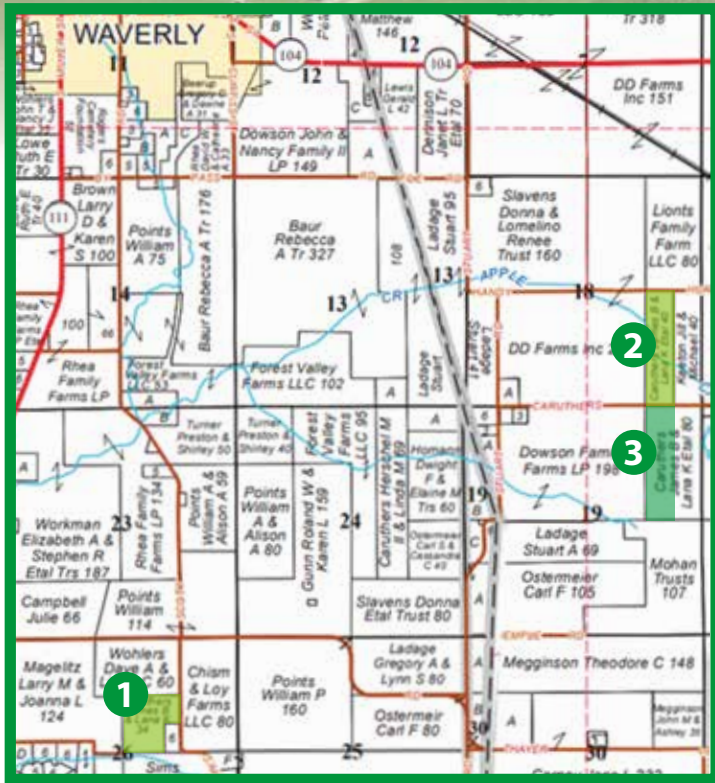
100% Tillable Farmland  
Class B

**Tract 2: 40± Acres**

81% Tillable Farmland  
Class A  
On-site Machinery Storage

**Tract 3: 40± Acres**

83% Tillable Farmland  
Class A  
Homesite and/or Pond Potential



Earnest money due upon signing a contract to purchase. Possession granted at closing, subject to tenant's rights and removal of 2020 crop. Cash at closing.



Additional details, maps, and photos are available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)



**Questions or to make an offer:**

**Seller's Agent:**  
**Darrell Moore**

217.473.5486  
IL Lic. 440.000506





# TRACT 1

## 32± ACRES | 100% TILLABLE FARMLAND, CLASS B

Great location. Good soils. Nice size. Easy access. This 32± acre tract of Morgan County farmland meets each of those criteria with ease. With no waste acres, all 32± acres are tillable according to USDA data and carry a weighted Productivity Index of 126.1. Class A soil types make up 16.86± of the tillable acres. The south end of the farm is tiled and terraced. Access is available from hard surface oil and chipped Sims Road to the east. A tract this size allows you to expand your farmable acreage without breaking the bank.

- **Location:** Morgan County Section 26 - Township 13N - Range 8-7W
- **Access:** From Sims Road to the east
- **Productivity Index Rating:** 126.1
- **Soil Types:** Ipava, Osco, Rozetta, Elco
- **Topography:** Level to gently rolling sloping
- **2019 Estimated Taxes:** \$929.48. Taxes are estimated and subject to reassessment upon recording of new deed for 19-26-200-005. Survey recently completed.
- **Parcels:** 19-26-200-003 and part of 19-26-200-005
- **Mineral Rights:** In tact
- **Asking:** \$9,400 per acre



# TRACT 2

## 40± ACRES | 81% TILLABLE FARMLAND, CLASS A | ON-SITE MACHINERY STORAGE

This 40± acre Class A farm is 81% tillable, with approximately 32.21± acres in row crop production. The tillable acreage boasts a 137.7 Productivity Index rating and could potentially be expanded with additional clearing work. Access is available on the north and south from all weather roads. An 85'x38' Quonset shed is situated on the south end of the farm and provides on-site storage. Apple Creek Water Co-Op line runs along the south end of the property.

- **Location:** Sangamon County Section 18 - Township 13N - Range 8-7W
- **Access:** From Handy Horse Road to the north and Caruthers Road to the south
- **Productivity Index Rating:** 137.7
- **Soil Types:** Ipava, Buckhart, Sawmill, Assumption, Virden
- **Topography:** Level to gently rolling
- **2019 Taxes:** \$1,182.74
- **Parcel:** 33-18-400-003
- **Mineral Rights:** In tact
- **Asking:** \$10,000 per acre



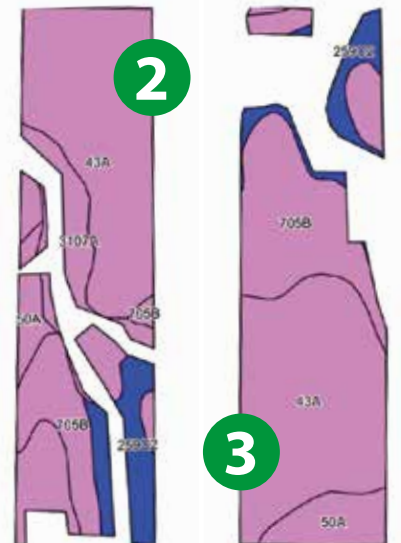
# TRACT 3

## 40± ACRES | 83% TILLABLE FARMLAND, CLASS A | HOMESITE/POND POTENTIAL

Another 40± acre Class A tract, Tract 3 offers approximately 83% of its acres to row crop production. The 33.3± tillable acres carry a Productivity Index rating of 138.8. Some tiling is featured in the southwest corner that runs to a grass waterway. Potential exists along the north end of the property for a homesite or expanded pond feature. An Apple Creek Water Co-Op line and water meter is available on the property. The farm is accessible from all-weather Caruthers Road to the north.

- **Location:** Sangamon County Section 19 - Township 13N - Range 8-7W
- **Access:** From Caruthers Road to the north
- **Productivity Index Rating:** 138.8
- **Soil Types:** Ipava, Buckhart, Virden, Assumption
- **Topography:** Level to gently rolling
- **Estimated Taxes:** \$1,198.37
- **Parcel:** 33-19-200-004
- **Mineral Rights:** In tact
- **Asking:** \$9,750 per acre

TRACT 1	Code	Soil Description	Acres	% of Field	ICPI*
	43A	Ipava silt loam, 0-2% slopes	9.73	30.4%	142
	119D2	Elco silt loam, 10-18% slopes, eroded	8.15	25.5%	100
	86B	Oscos silt loam, 2-5% slopes	7.13	22.3%	140
	279B	Rozetta silt loam, 2-5% slopes	3.04	9.5%	119
	279C2	Rozetta silt loam, 5-10% slopes, eroded	2.05	6.4%	112
	86C2	Oscos silt loam, 5-10% slopes, eroded	1.90	5.9%	131
<i>Weighted Productivity Index Average 126.1</i>					
TRACT 2	Code	Soil Description	Acres	% of Field	ICPI*
	43A	Ipava silt loam, 0-2% slopes	18.28	56.8%	142
	705B	Buckhart silt loam, 2-5% slopes	4.67	14.5%	141
	3107A	Sawmill silty clay loam, 0-2% slopes, frequently flooded	4.14	12.9%	139
	259C2	Assumption silt loam, 5-10% slopes, eroded	3.61	11.2%	111
	50A	Virden silty clay loam, 0-2% slopes	1.51	4.7%	135
<i>Weighted Productivity Index Average 137.7</i>					
TRACT 3	Code	Soil Description	Acres	% of Field	ICPI*
	43A	Ipava silt loam, 0-2% slopes	17.02	51.1%	142
	705B	Buckhart silt loam, 2-5% slopes	10.88	32.7%	141
	50A	Virden silty clay loam, 0-2% slopes	2.92	8.8%	135
	259C2	Assumption silt loam, 5-10% slopes, eroded	2.48	7.4%	111
<i>Weighted Productivity Index Average 138.8</i>					



\*Illinois Crop Productivity Index



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**MORGAN & SANGAMON COUNTIES, IL**

# **FARMLAND FOR SALE**

**112± Acres · 3 Tracts**

**Located 2± miles  
S/SE of Waverly**

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*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.*