

Sangamon County, IL



# FARMLAND FOR SALE

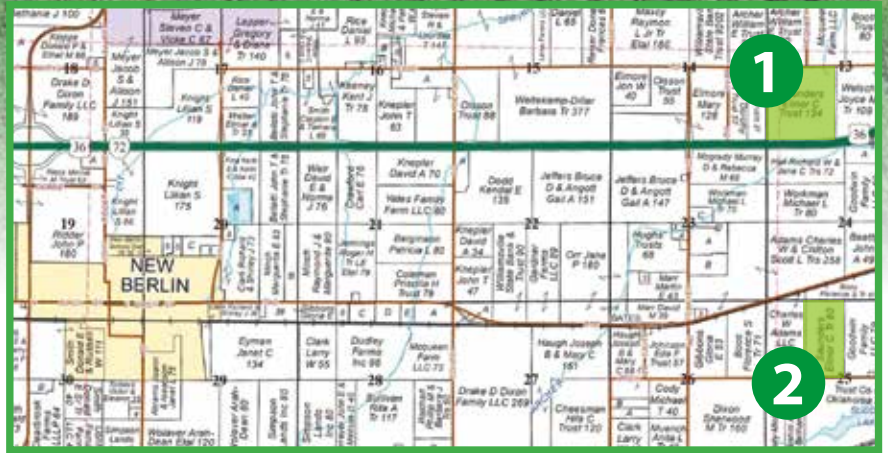
213.72 Acres • 2 Tracts

Located 4± miles east of New Berlin

Highly-Productive  
Class A Tillable  
Farmland



Both tracts are located approximately 4± miles east of New Berlin. Earnest money due upon signing a contract to purchase. Possession granted upon both closing and completion of 2020 harvest. Properties are leased for the 2021 and 2022 cropping seasons. Buyer will assume the remainder of the lease. Serious lookers may contact Luke Worrell regarding the terms of the lease.



**Tract 1** | 133.72 Acres  
Class A Tillable Farmland

**Tract 2** | 80 Acres  
Class A Tillable Farmland

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



Questions or to  
make an offer:

**Luke Worrell**  
Managing Broker

217.473.7039



# TRACT 1

## 133.72 ACRES CLASS A TILLABLE FARMLAND

A highly-productive tract of Class A tillable farmland for sale in Sangamon County, Illinois, this 133.72 acre tract is what landowners dream of! Flaunting a Productivity Index Rating of 141.3, 98% of the farm (130.99 acres) is in row crop production according to USDA data. Ipava, Sable, and Osco soils make up the majority of the farm and reflect the overall quality.

**Located in a strong agricultural neighborhood, this farm is worth buying while you have the chance!**

**Location:** 4± miles east of New Berlin in Sangamon County, Illinois Section 13 – Township 15N – Range 7W along I-72

**Tax ID Number:** 20-13.0-300-006

**2019 Taxes:** \$5,799.98

**Access:** From hard surface Tebbe Road which runs along the northern border of the farm

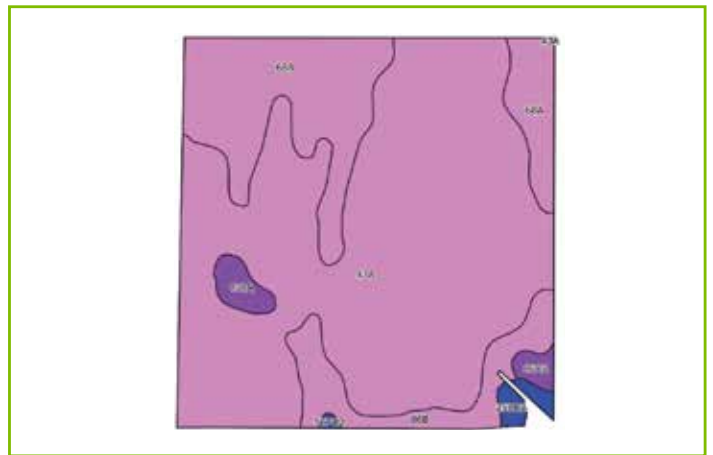
**Productivity Index Rating:** 141.3

**Primary Soil Types:** Ipava, Sable, Osco

**Topography:** Level

**Mineral Rights:** In tact

**Asking Price:** \$12,750 per acre



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	89.39	68.2%	142
68A	Sable silty clay loam, 0-2% slopes	27.36	20.9%	143
86B	Osco silt loam, 2-5% slopes	9.30	7.1%	140
138A	Shiloh silty clay loam, 0-2% slopes	2.04	1.6%	130
259D2	Assumption silt loam, 10-18% slopes	1.50	1.1%	106
86C2	Osco silt loam, 5-10% slopes, eroded	1.19	0.9%	131
567C2	Elkhart silt loam, 5-10% slopes, eroded	0.21	0.2%	116
<b>Weighted Productivity Index Average</b>				<b>141.3</b>



# TRACT 2

## 80 ACRES CLASS A TILLABLE FARMLAND

The type of farm that every landowner desires, this 80 acre tract of Class A Sangamon County tillable farmland is 98% tillable (78.4 acres tillable according to USDA data). With exceptional productivity, the farm boasts a Productivity Index Rating of 142.7 and is comprised exclusively of Sable and Ipava soils. As if these features weren't enough, the farm also has great access and farmability.

**It isn't every day that land of this quality hits the open market in this precise geographic area, so don't delay in making your move.**

**Location:** 4± miles east of New Berlin in Sangamon County, Illinois Section 13 – Township 15N – Range 7W just south of Old Route 54

**Tax ID Number:** 20-25.0-100-002

**2019 Taxes:** \$3,543.68

**Access:** From hard surface Irish Road which runs along the southern border of the farm

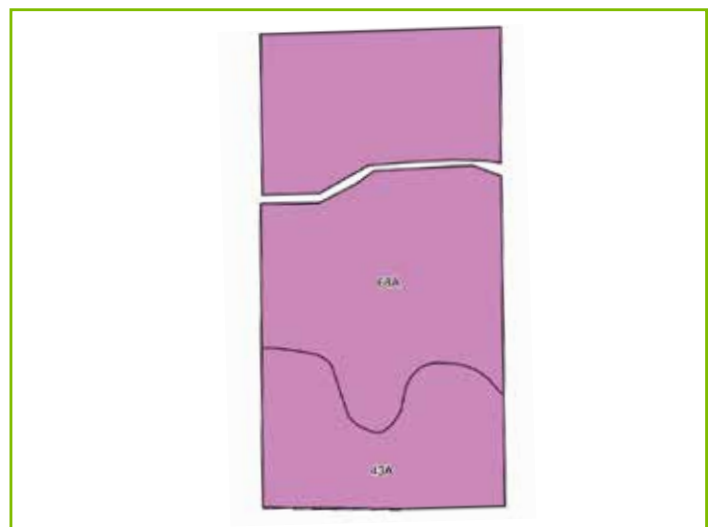
**Productivity Index Rating:** 142.7

**Soil Types:** Sable, Ipava

**Topography:** Level

**Mineral Rights:** In tact

**Asking Price:** \$12,750 per acre



Code	Soil Description	Acres	% of Field	ICPI*
68A	Sable silty clay loam, 0-2% slopes	56.84	72.5%	143
43A	Ipava silt loam, 0-2% slopes	21.56	27.5%	142
<b>Weighted Productivity Index Average</b>				<b>142.7</b>





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www.Worrell-LandServices.com

**Sangamon County, IL**

 **FARMLAND  
FOR SALE**

**Tract 1: 133.72 Acres, Class A Tillable Farmland**

**Tract 2: 80 Acres, Class A Tillable Farmland**

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of New Berlin**

**Sangamon County, IL**

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Class A Tillable  
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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.*