

MORGAN COUNTY, ILLINOIS



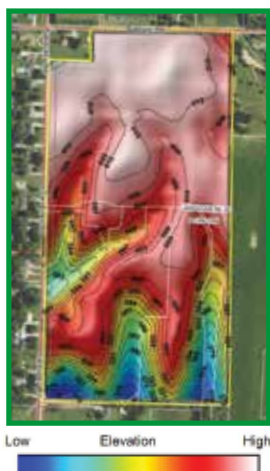
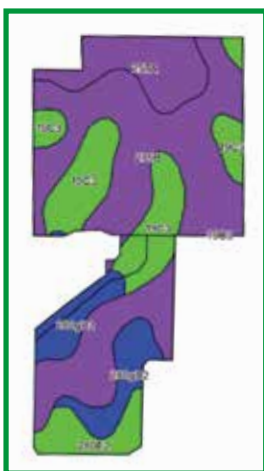
LAND FOR SALE

Diverse 78.2± Acre Tract Near Jacksonville

Located a stone's throw from Jacksonville, this 78.2± acre tract embodies many interesting possibilities for the future. Of the total acreage, 94% of the farm is either in crop production or grassland with potential to convert into income-producing acreage. USDA tillable acres clock in at 56.29± with a 112.2 PI rating. The tillable acreage carries a strong production history with 5-year averages of 200.8/bu corn and 61.63/bu beans.

Additionally, 17.12± acres of pasture/grassland came out of CRP in 2019 and could be hayed or put back into crop production. The property also contains an older two-story home being sold "AS IS" along with an 840sqft detached garage and a 60'x60' Morton-style shed.

The proximity to town and other development suggest development or homesite potential for the future. If you're looking to expand your land portfolio with a tract that offers flexibility for future uses, schedule time to walk the property today!



Property Details

Location: Just North of Jacksonville off of Sandusky Rd. from Walnut Rd. or West on Baldwin Rd. from Illinois Route 78. Central Morgan County, Illinois S8-T15N-10W.

Acreage: 78.2± total taxable acres; 56.29± USDA tillable, 17.12± pasture/grassland, 3.5± wooded

Access: From Baldwin Road along the North and Sandusky Road along the West

Soil Types & Productivity Index Rating (on current row crop acreage): Rozetta, Sylvan, Fayette, Clarksdale - 112.2

Topography: Level to slightly rolling

Parcel Number: 09-08-100-002

2020 Taxes (Payable 2021): \$3,963.22

Possession & Terms Summary: Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing. Property is free of tenant rights for 2022.

Asking Price: \$8,850 per acre

Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	27.85	49.5%	119
19C3	Sylvan silty clay loam, 5-10% slopes,	11.79	20.9%	95
280gD2	Fayette silt loam, glaciated, 10-18% slopes	6.70	11.9%	109
257A	Clarksdale silt loam, 0-2% slopes	6.56	11.7%	128
280E2	Fayette silt loam, glaciated, 18-25% slopes	3.39	6.0%	92
Weighted Productivity Index Average				112.2

*Illinois Crop Productivity Index



Questions or to make an offer:

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Additional details, maps, and photos are available online at www.Worrell-LandServices.com



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represented by

WORRELL
 LAND SERVICES, LLC

*Harvesting Your
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