

# SANGAMON COUNTY, IL

# 39.8± Acres All Tillable



# FARMLAND FOR SALE

**Flat, black and square = a landowner's dream!** This 39.8± taxable acre tract wastes not, with 39.79± acres in row crop production according to USDA data. The soils are some of the best – Sable and Ipava – which translates into a High Class A 141 Productivity Index Rating. Access is available from Walnut Road which runs the entire distance along the Southern boundary. This is an excellent opportunity to expand your acreage with a high-quality tract of Sangamon County, Illinois Class A farmland!



## PROPERTY DETAILS

**Location:** East of Springfield, approximately half-way between Riverton and Rochester in Sangamon County Section 34 – Township 16N – Range 4W. From Mechanicsburg Road heading East out of Springfield turn South onto Gabriel Road then East onto Walnut Road. Farm is located to the North of Walnut Road.

**Parcel Number:** 15-34.0-400-005

**2020 Taxes:** \$1,756.48 (Payable 2021)

**Productivity Index:** 141

**Primary Soil Types:** Sable & Ipava

**Access:** From Walnut Road along the Southern boundary

**Topography:** Level

**Possession & Terms Summary:** Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing, on or after December 2, 2021 but before December 31, 2021.

**Asking Price:** \$14,000 per acre



Code	Soil Description	Acres	% of Field	ICPI*
68A	Sable silty clay loam, 0-2% slopes	30.13	75.7%	143
43A	Ipava silt loam, 0-2% slopes	5.09	12.8%	142
249A	Edinburg silty clay loam, 0-2% slopes	4.57	11.5%	127
<b>Weighted Productivity Index Average</b>				<b>141.0</b>
<small>*Illinois Crop Productivity Index</small>				

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



**Questions or to make an offer, contact Land Broker:**

**Allan Worrell**

**Seller's Designated Representative**

217.473.3418





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

**Sangamon County, IL**  
 **FARMLAND  
FOR SALE**

**39.8± Acres • All Tillable**  
**Approx. 3.5 miles East of Springfield**

**Sangamon County, IL**  
 **FARMLAND  
FOR SALE**



**39.8± Acres • All Tillable**  
**Approx. 3.5 miles East of Springfield**



*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.*