

SANGAMON COUNTY, ILLINOIS



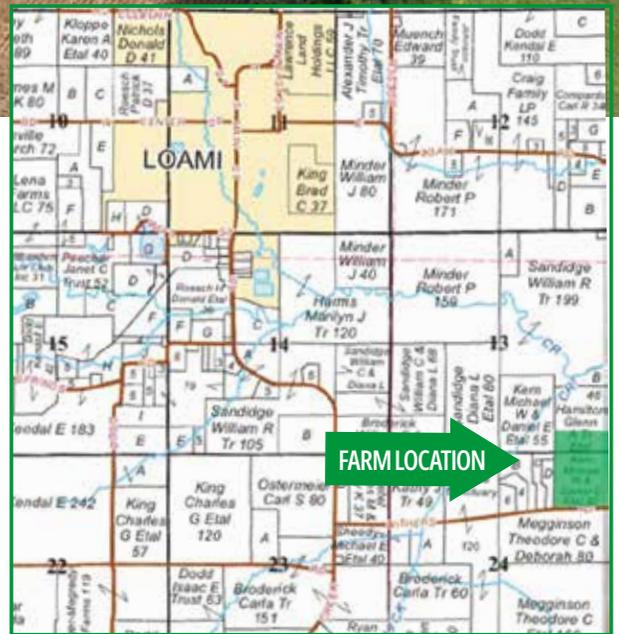
FARMLAND FOR SALE

57.69± Acres · 92% Tillable Farmland



Now is your opportunity to grab a quality tract of Western Sangamon County, Illinois farmland! This

high Class B farm is 92% tillable, with 53.29± of the total 57.69± taxable acres in production. Class A Ipava and Osco soils comprise 33.6± acres. Overall Productivity Index Rating is 128.4. Located approximately 2± miles Southeast of Loami, this tract is located in a strong agricultural area that doesn't often see many openly-marketed sales. Don't miss this opportunity!



Property Details

Property Location: Located at the corner of Withers Road and Lead Line Road approximately 2± miles Southeast of Loami in Sangamon County, IL Sections 13 & 24 – Township 14N – Range 7W.

Access: From Lead Line Road along the East and Withers Road along the South

Acres: 57.69± taxable acres, 53.29± HEL tillable acres

Productivity Index Rating: 128.4

Primary Soil Types: Ipava and Osco

Topography: Level to slightly rolling

Tenancy: Open for the 2026 crop season and beyond.

Parcel Numbers: 27-240-200-002 & 27-130-400-008

2024 Real Estate Taxes (Payable 2025): Exact amount yet to be determined by county after a recent parcel split; Estimated taxes: \$2,128.76

Possession & Terms Summary: Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing.

Asking Price: \$14,700 per acre



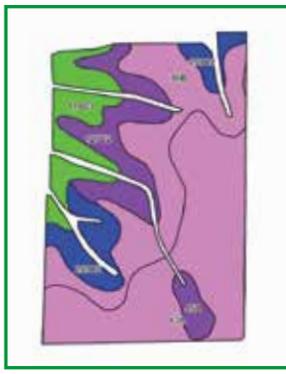
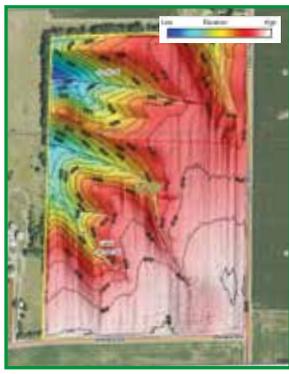
Questions or to make an offer:

Luke Worrell, AFM, ALC
Seller's Designated
Representative
& Managing Broker

217.473.7039



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



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	19.77	37.0%	142
86B	Oско silt loam, 2-5% slopes	13.83	26.0%	138
127C2	Harrison silt loam, 5-10% slopes	6.86	12.9%	121
119D3	Elco silty clay loam, 10-18% slopes	6.06	11.4%	88
259C2	Assumption silt loam, 5-10% slopes	5.26	9.9%	111
45A	Denny silt loam, 0-2% slopes	1.51	2.8%	118

*Illinois Crop Productivity Index

Weighted Productivity Index Average 128.4

Information 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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represented by

Land Sales & Auctions • Farm Management • Land Appraisals



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