

LOGAN COUNTY, ILLINOIS



# FARMLAND FOR SALE

38.10± Acres • 97% Tillable

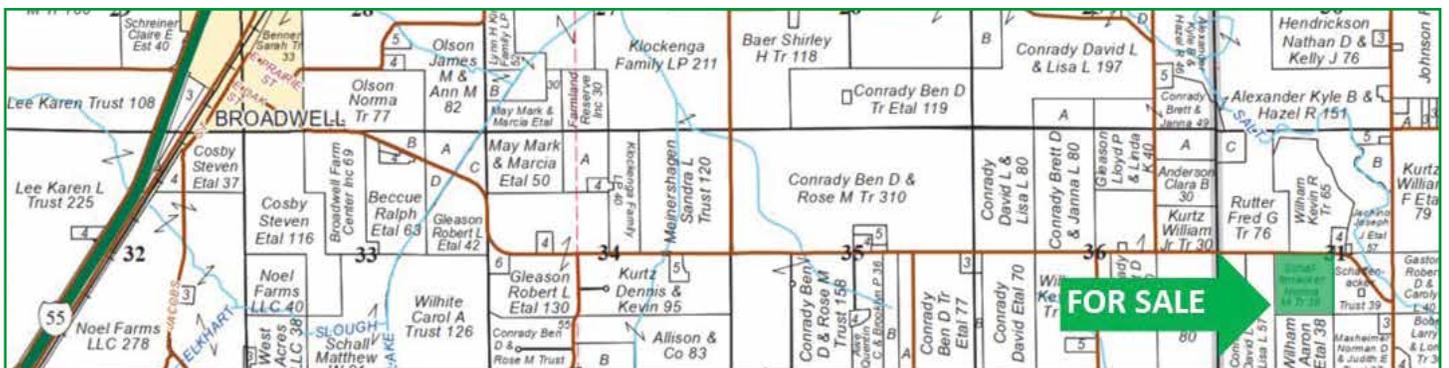


Here's the high-quality "flat, black, and square" Class A farm in Central Logan County, Illinois you've always wanted! Approximately 37.1± acres (97%) of the 38.1± taxable acres are in row crop production and carry an incredibly strong Productivity Index Rating of 140.8. Plano soils predominate. Recent yields clock in at 245 bu/ac corn, 75 bu/ac beans. Lime was spread on the farm in 2022. Level topography and easy access are two of the many attributes that make this farm attractive. Open for the 2026 growing season and beyond. The farm is located along Route 12 just 4± miles East of Broadwell and Interstate 55.



## Property Details

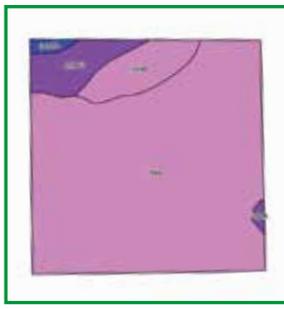
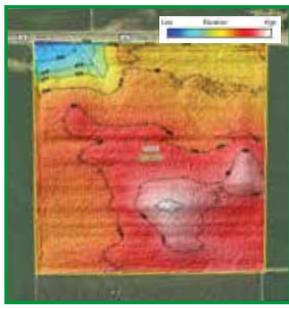
- Property Location:** Property is located along Route 12 approximately 4± miles East of Broadwell in Logan County, IL Section 31 – Township 19N – Range 2W.
- Access:** From Route 12 along the North
- Acreage:** 38.10± taxable acres, 37.10± tillable acres
- Productivity Index Rating:** 140.8
- Primary Soil Types:** Plano Silt Loam
- Topography:** Level
- Tenancy:** Open for 2026 crop season and beyond
- Parcel Number:** 07-031-011-00
- 2024 Real Estate Taxes (Payable 2025):** \$2,277.14
- Possession & Terms Summary:** Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing.
- Asking Price:** \$17,500 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](http://www.Worrell-LandServices.com)



Code	Soil Description	Acres	% of Field	ICPI*
199A	Plano silt loam, 0-2% slopes	31.14	83.9%	142
199B	Plano silt loam, 2-5% slopes	2.88	7.8%	141
199C2	Plano silt loam, 5-10% slopes	2.52	6.8%	132
3405A	Zook silty clay loam, 0-2% slopes	0.37	1.0%	111
191A	Knight silt loam, 0-2% slopes	0.19	0.5%	121

*Weighted Productivity Index Average 140.8*

\*Illinois Crop Productivity Index

*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](http://www.Worrell-LandServices.com)

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represented by

**Land Sales & Auctions • Farm Management • Land Appraisals**



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

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