



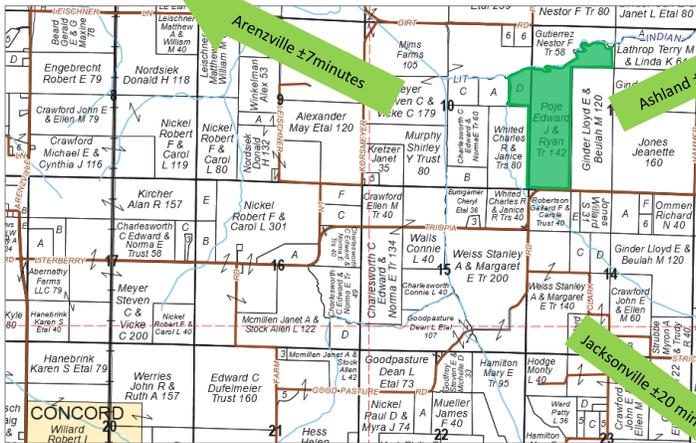
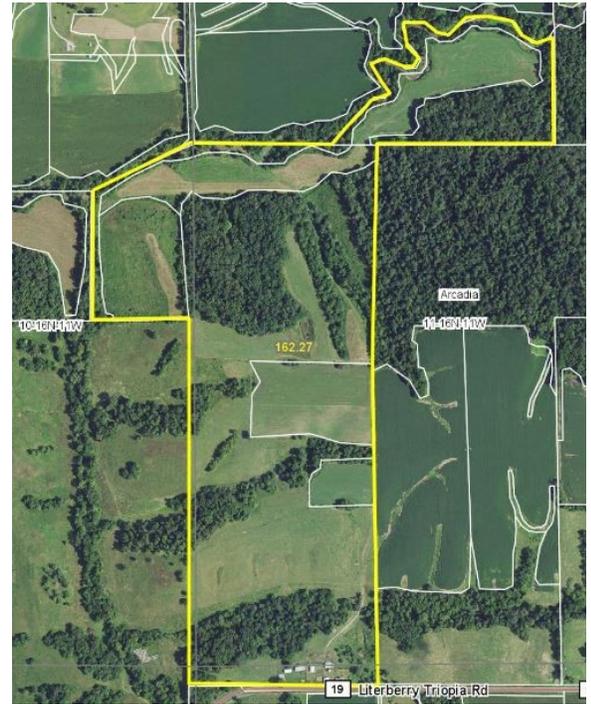
MORGAN COUNTY, ILLINOIS LAND FOR SALE

TURN-KEY CATTLE FARM WITH HOME AND OUTBUILDINGS

This farm is a great chance to own a 162.27 acre "turn-key" cattle farm. New fencing is present on approximately 80 acres, with older fencing on parts of an additional 30 acres. Additionally, 47.04 acres are considered tillable by the USDA and have been used for hay and feed purposes. The farm also comes with five sheds totaling over 6400 square feet that offer a wealth of storage and uses. An older 3700 bushel grain bin provides onsite grain storage.

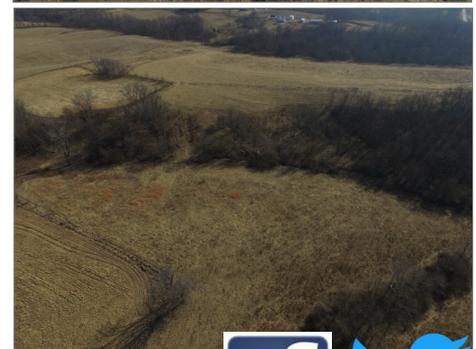
The value doesn't end there! The property has a 978 square foot two-bedroom, one-bathroom home that has a new roof, paint, water heater, furnace, insulation and a concrete drive. All of this is located right off the Literberry-Triopia Blacktop in Northern Morgan County, Illinois (Township 16N, Range 11W, Sections 10-11).

It is not often that this type of property presents itself in this area. Act quick and call Worrell Land Services for more details!



- Minerals:** In tact
- Topography:** Level to rolling
- Soils:** Rozetta, Arenzville, Hickory & Lawson
- Taxes:** \$3,209.10
- Productivity Index Rating:** 111.6
- Possession:** At closing
- Terms:** Cash at closing

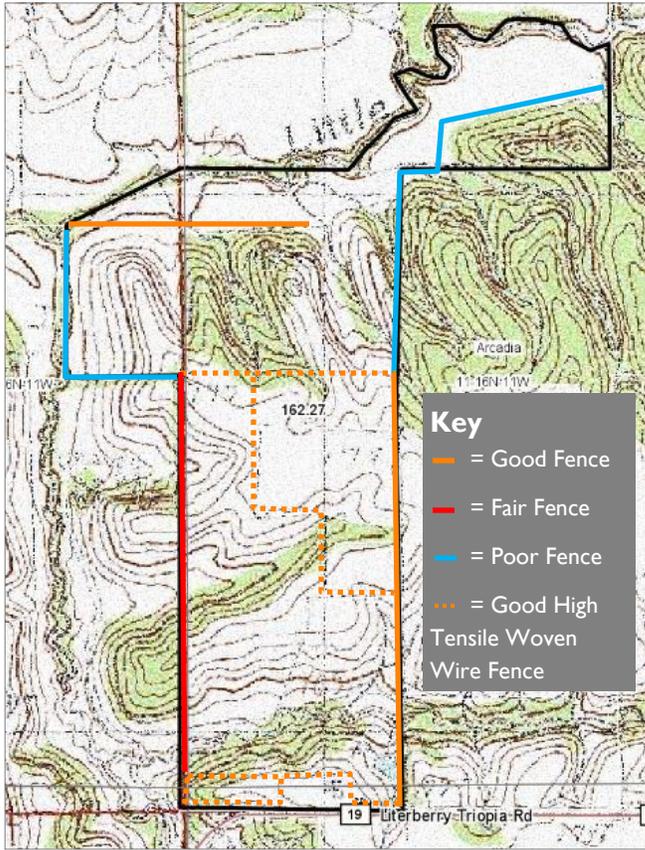
Asking Price: \$735,000



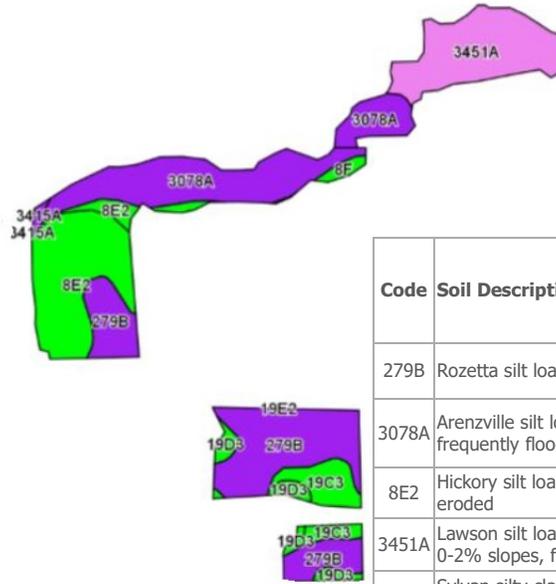
For more information, visit www.Worrell-LandServices.com or call us at 217.245.1618



Fence Map



Soils Map



Code	Soil Description	Acres	Prod. Index
279B	Rozetta silt loam, 2-5% slopes	12.67	119
3078A	Arenville silt loam, 0-2% slopes, frequently flooded	11.02	130
8E2	Hickory silt loam, 18-25% slopes, eroded	10.01	69
3451A	Lawson silt loam, cool mesic, 0-2% slopes, frequently flooded	8.13	140
19C3	Sylvan silty clay loam, 5-10% slopes, severely eroded	2.82	95
19D3	Sylvan silty clay loam, 10-18% slopes, severely eroded	1.66	90
8F	Hickory silt loam, 18-25% slopes	0.50	65
3415A	Orion silt loam, 0-2% slopes, frequently flooded	0.23	131
Weighted Average			111.6

Photos of Outbuildings and Home



1050 square feet



1064 square feet



1664 square feet



1404 square feet



1280 square feet, concrete floor



3700 bushel grain storage



Aerial view of outbuildings



978 square feet, 2 bed, 1 bath

Want to learn more or schedule a showing?

Contact Allan Worrell, the seller's designated agent, at 217.245.1618 or AllanW@Worrell-LandServices.com

Worrell Land Services, LLC · 2240 West Morton Avenue, Jacksonville, Illinois 62650