

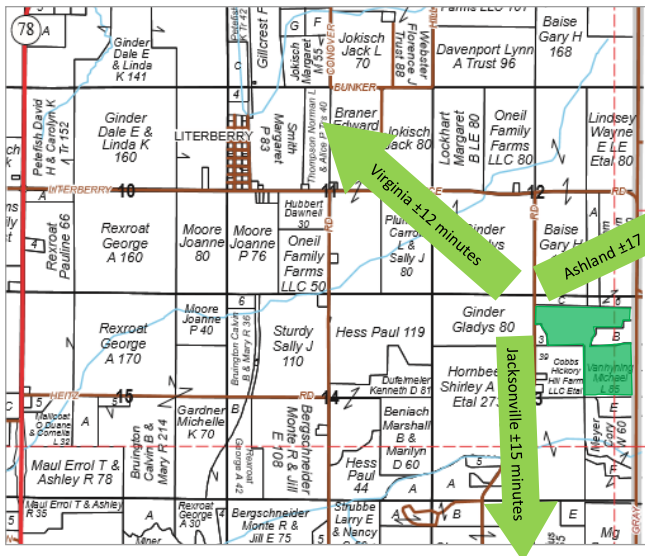


MORGAN COUNTY, ILLINOIS LAND FOR SALE

84.7 ACRE AG/REC COMBO FARM

This 84.7 acre farm is a great chance to own a predominantly tillable tract in a strong area of Morgan County, Illinois. The farm is 81% tillable with those 69 acres carrying a 116.2 productivity index rating. There are 18.16 acres of "Class A" soils. The farm has been recently improved with dry dams and added tillable acreage through bulldozing work. The tract has road frontage on the East with Gray Road and on the West with Crazy Horse Road. The farm also has .87 acres in CRP and has recreational value with the non-tillable acreage. A custom lease has been in place for this farm, and the 2017 tenancy is open upon reimbursement of 2017 cropping expenses which are available upon request.

This is an excellent opportunity in an area that doesn't see many farms hit the market. Call today to learn more!



Location: Two miles East of Literberry
(T-16-N, R-10-W, Section 13)

Minerals: In tact

Topography: Level to rolling

Primary Soil Types: Rozetta, Fayette, Osco, Sylvan

Taxes: \$957.40

Productivity Index Rating: 116.2

Possession: Upon reimbursement of 2017 cropping expenses

Terms: Cash at closing

Asking Price: \$6,700 per Acre



**Want to learn more or
schedule a showing?**

Contact the seller's designated agent:

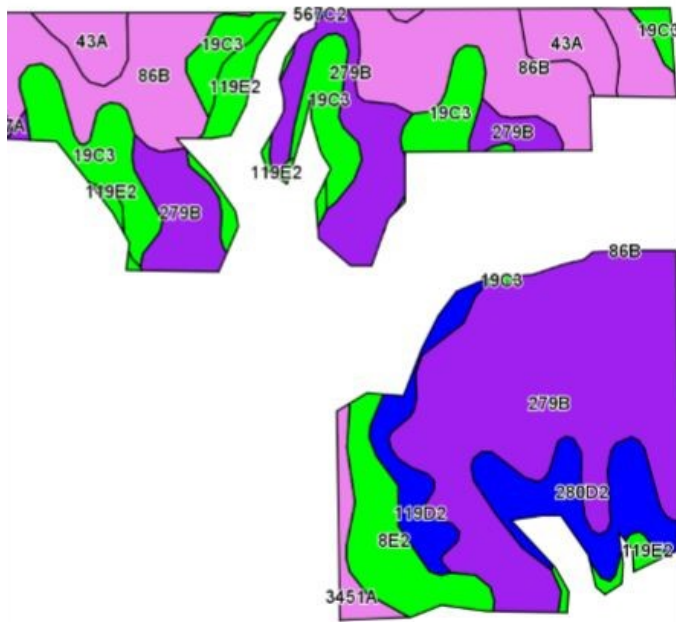
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Soils Information



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
279B	Rozetta silt loam, 2-5% slopes	28.76	41.7%	119
86B	Osco silt loam, 2-5% slopes	13.49	19.6%	140
19C3	Sylvan silty clay loam, 5-10% slopes, severely eroded	8.53	12.4%	95
280D2	Fayette silt loam, glaciated, 10-18% slopes, eroded	4.38	6.3%	109
8E2	Hickory silt loam, 18-25% slopes, eroded	4.01	5.8%	69
43A	Ipava silt loam, 0-2% slopes	3.47	5.0%	142
119D2	Elco silt loam, 10-18% slopes, eroded	2.5	3.6%	100
119E2	Elco silt loam, 18-25% slopes, eroded	2.50	3.6%	84
3451A	Lawson silt loam, cool mesic, 0-2% slopes, frequently eroded	1.20	1.7%	140
257A	Clarksdale silt loam, 0-2% slopes	0.16	0.2%	128
Weighted Productivity Index Average				116.2

More Aerial Drone Photos



Want to learn more or schedule a showing?

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

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