



# MORGAN COUNTY, ILLINOIS LAND FOR SALE

## SMALL PRODUCTIVE FARM WITH HOMESITE POTENTIAL

This farm offers a great and affordable opportunity to own a small farm in Southern Morgan County. The Hampton farm is 18.89 acres and is 60% tillable with 11.32 USDA acres. The tillable acreage carries a 118.2 Productivity Index rating and is prepped for a corn crop this upcoming growing season. Tenancy is available for the 2017 growing season upon reimbursement for the 2017 expenses already incurred. This parcel has great road frontage with the Nortonville Blacktop to the North and Timberview Road to the West. Rural water and utilities are present and allow this parcel to be a potential building site as well. This tract is a great fit for various goals and interests. The farm is located 2.5 miles Southeast of Nortonville and one mile North of the Macoupin County line (Section 34-Township 13N- Range 9W).

**2015 Taxes**  
\$133.90

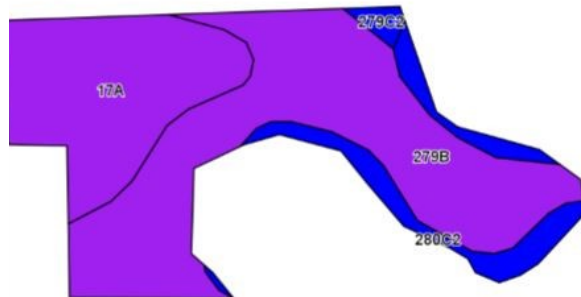
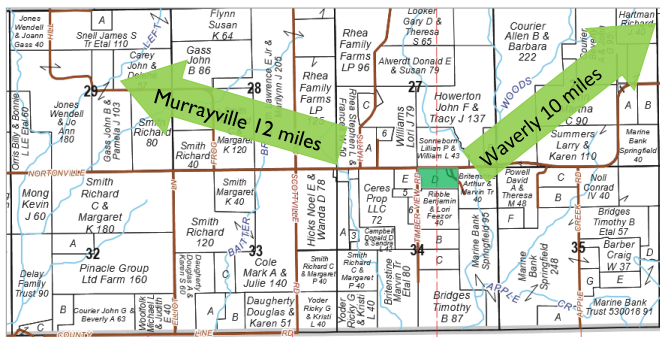
**Minerals**  
In tact

**Topography**  
Level to gently rolling

**Possession**  
Upon reimbursement  
of 2017 crop  
expenses.

**Terms**  
Cash at closing.

**Asking Price**  
**\$105,000**



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
279B	Rozetta silt loam, 2-5% slopes	6.34	56.3%	119
17A	Keomah silt loam, 0-2% slopes	3.58	31.8%	119
280C2	Fayette silt loam, glaciated, 5-10% slopes, eroded	1.18	10.5%	113
279C2	Rozetta silt loam, 5-10% slopes, eroded	0.17	1.5%	112
<b>Weighted Productivity Index Average</b>				<b>118.3</b>



### Want to learn more?

For more information or to offer a contract to purchase, contact:

Luke Worrell, Broker  
2240 West Morton Avenue  
Jacksonville, IL 62650  
217.245.1618  
LukeW@Worrell-LandServices.com



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