



Peaceful Rural Setting



Stocked Pond Visible From Back Porch



Well-Maintained Grassland & Timber

2240 West Morton Avenue, Jacksonville, IL 62650  
**WORRELL**  
 LAND SERVICES, LLC



**FOR SALE!**

**Home & 120 Acres,  
 Morgan County IL**



**Central Illinois' Land Connection  
 Since 1995**



# WHITED HOMESTEAD · Home & 120 Acres in Morgan County, Illinois

A tranquil place to call home! When you step onto this property, you feel the world slow down around you. Features 120 acres of well-maintained rolling grassland and timber, a stocked pond and a 3 bedroom, 2 bathroom ranch-style home. Located in the Triopia School District.

## About the Home

An open floorplan connects the living and dining rooms to the kitchen, which includes a large pantry. The master bedroom includes two closets, one of which is a walk-in. The master bathroom includes a step-up garden tub and dual sinks. Two nice-sized guest bedrooms are located at the opposite end of the home with a full guest bathroom located just across the hall. The front and back porches provide a scenic backdrop for enjoying a peaceful cup of coffee or nightcap. The mudroom/laundry room can be accessed directly from the outside. The unfinished basement could easily be finished, or left as a large storage area. Appliances can stay. Recent home renovations include a new roof and furnace in 2014, and fresh exterior paint in 2015.

## About the Land

The owners have diligently cared for the land. A beautiful stocked pond can be seen from the back patio and is within walking distance from the home. With additional fencing, the property could be converted into excellent pastureland. Presently, the grassland is rented for hay production. Also on the property: a 46'x72' machine shed with concrete floors and a devoted workshop/office; a 24'x36' open-faced machine shed with three bays; an older 1400 sq. ft. Morton-style building. Road frontage is available along the south side and partially on the east.

To fully experience the beauty of this property, you must check it out in person! Call today to schedule a showing.

## Location

Two miles north of Concord off the Literberry-Triopia Road in Northwestern Morgan County, IL

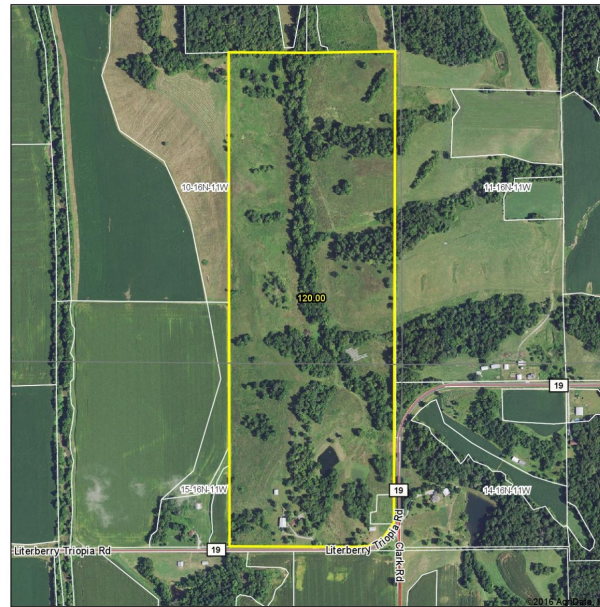
## Estimated Taxes

\$2,120

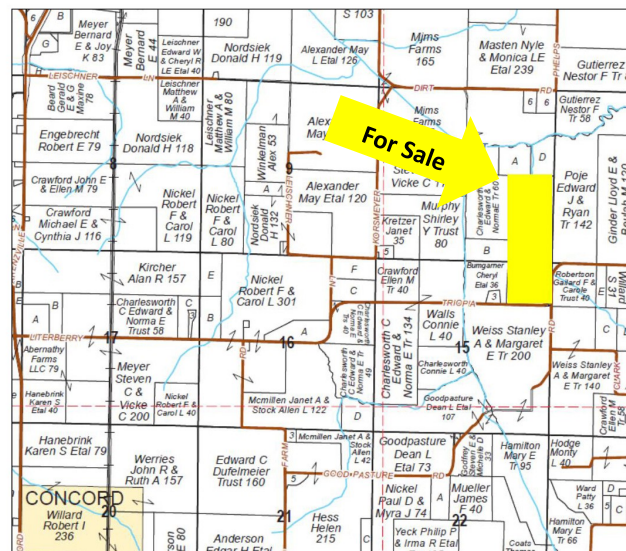
## Price

\$525,000

## Aerial Map of the Property



## Area Map



## Outdoor Storage



## Select Home Photos



More photos are available at  
[www.worrell-landservices.com/home-120-acres](http://www.worrell-landservices.com/home-120-acres).

## Want to learn more?

Allan Worrell, Managing Broker, is the seller's designated agent. To offer a contract to purchase or for more information, contact:



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[AllanW@Worrell-LandServices.com](mailto:AllanW@Worrell-LandServices.com)

*The information contained herein is believed to be accurate, however, it is subject to verification and no liability for errors or omissions is assumed. Seller reserves the right to reject any and all bids or offers. All inquiries, inspection appointments and offers should be directed to Worrell Land Services, LLC. Managing Broker: Allan Worrell*