



Income Potential Meets Recreation



Easy Access Via Blacktop Road



Ready To Hunt!



LAND FOR SALE!

**42.78 ACRE AG/REC
COMBO FARM
SCOTT COUNTY, IL**



Nobis Farm

**Central Illinois' Land Connection
Since 1995**

NOBIS FARM · 42.78 acres in Scott County, Illinois

This is a great opportunity to own an all-in-one farm, where income-production and the chance to hunt and play intersect! This farm has 42.78 taxable acres with 18.75 FSA tillable acres. The remaining acreage provides thick cover, food and water for trophy whitetail and small game. This farm has an all weather blacktop road along the north perimeter.

Location

Northeastern Scott County, Illinois just west of Exeter on the Exeter blacktop road

Acreage

42.78 taxable acres; 18.75 FSA tillable acres

Minerals

Minerals are intact

Topography

Level to quite rolling, sloping

Soils

Rozetta, Wakeland, Arenzville, Sylvan & Fayette

Taxes

\$234.48

Productivity Index

122.6

Possession

Upon closing. Buyer to reimburse seller for any 2016 input costs.

Terms

Cash at closing

Price— FURTHER REDUCED!

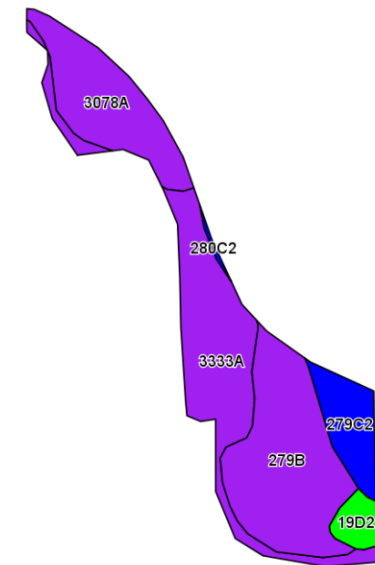
\$3,800 per acre (\$162,564 total)

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.

Aerial Map

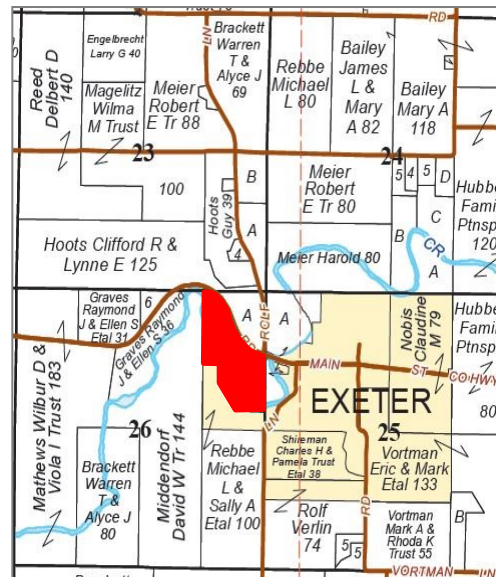


Soils Map



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
279B	Rozetta silt loam, 2-5% slopes	6.45	34.4%	119
3333A	Wakeland silt loam, 0-2% slopes, frequently flooded	5.83	31.1%	128
3078A	Arenzville silt loam, 0-2% slopes, frequently flooded	3.91	20.9%	130
279C2	Rozetta silt loam, 5-10% slopes, eroded	1.77	9.4%	112
19D2	Sylvan silt loam, 10-18% slopes, eroded	0.71	3.8%	99
280C2	Fayette silt loam, 5-10% slopes, eroded	0.08	0.4%	113
Weighted Productivity Index Average				122.6

Section 26, Township 15N, Range 13W



Agency Notice

Darrell Moore, Broker, is the seller's designated agent. For more information or to offer a contract for purchase, please contact:



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