



Easy Access Via Blacktop Road



92% Tillable



Strong Five Year Yield Averages



FARMLAND FOR SALE!

**14.689± ACRES
92% TILLABLE
SCOTT COUNTY, IL**



Nobis Farm

**Central Illinois' Land Connection
Since 1995**

NOBIS FARM · 14.689± acres in Scott County, Illinois

The Nobis Farm is your chance to own a nice, small parcel of Scott County farmland, 92% of which is tillable. The farm is conveniently located with road frontage and access on the North and West perimeters of the property. Five year yield averages are 173 bu/ac corn, 58 bu/ac soybeans.

Location

Northeastern Scott County, Illinois, approximately 1/2 mile northwest of Exeter

Acreage

14.689 taxable acres; 13.51 FSA tillable acres

Minerals

Minerals are intact

Topography

Gently rolling to rolling, sloping

Soils

Sylvan & Fayette

Taxes

\$74.68

Productivity Index

102.8

Possession

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

Terms

Cash at closing

Price

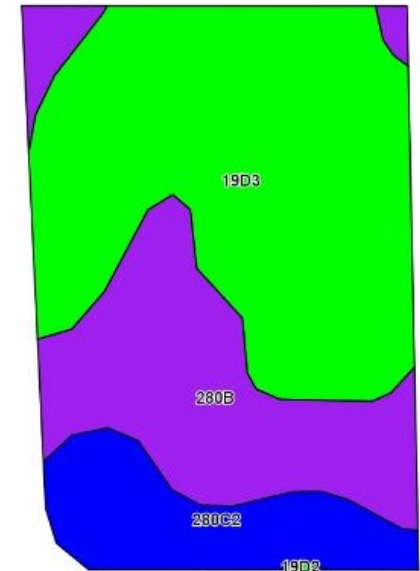
\$6,500 per acre (\$95,478.50 total)

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

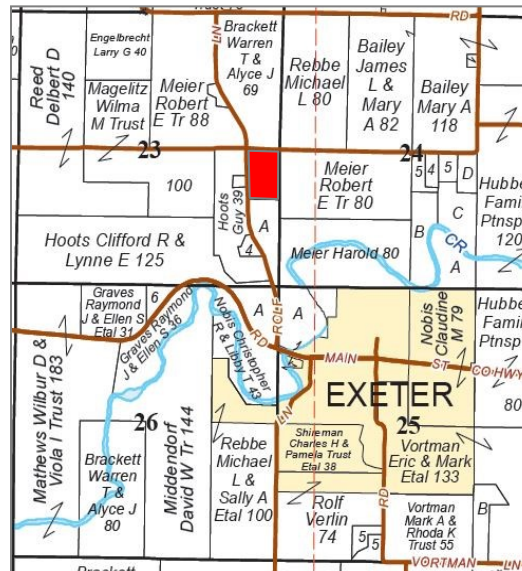


Soils Map



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
19D3	Sylvan silty clay loam, 10-18% slopes, severely eroded	7.43	55.00%	90
280B	Fayette silt loam, 2-5% slopes	4.1	30.30%	121
280C2	Fayette silt loam, 5-10% slope, eroded	1.98	14.70%	113
Weighted Productivity Index Average				102.8

Section 23, 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:



2240 West Morton Avenue

Jacksonville, IL 62650

217.245.1618

DarrellM@Worrell-LandServices.com