



# CASS COUNTY, ILLINOIS LAND FOR SALE

## 158.25 ACRES, 95% TILLABLE

This is a strong income-producing farm in Cass County, Illinois with little waste in the form of non-productive acres. Of the 158.25 acres, 150.8 are tillable and carry an average productivity index rating of 128.5. The Southern 52.61 acre parcel is on a center pivot irrigation system. Easy access is available from all weather roads. Soils tests are available upon request, and indicate high fertility. More information is available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com).

**Topography:** Level

**Taxes:** \$2,414.77

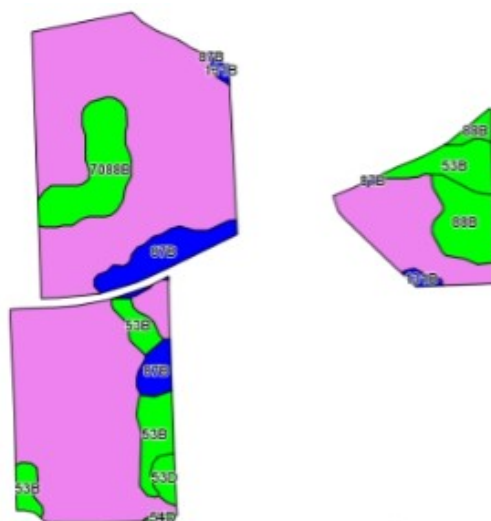
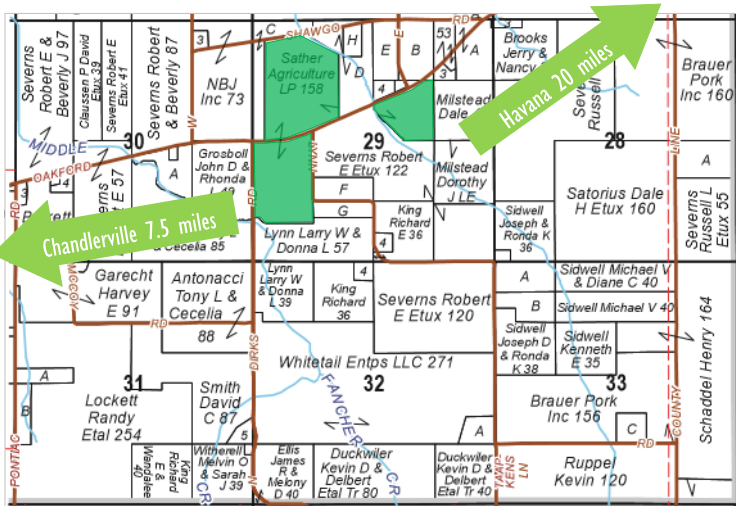
**Mineral Rights:** In tact

**Possession:** Upon removal of the 2017 crop at which point farm tenancy is open.

### Location:

4.5 miles SW of Oakford or 7.5 miles NE of Chandlerlerville in Cass County (Sec29-T19N-R8W). Approximately 20 miles from a major grain terminal in Havana.

**Asking Price:**  
**\$8,950/Acre**



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

Contact Allan Worrell, the seller's designated agent, at 217.245.1618 or [AllanW@Worrell-LandServices.com](mailto:AllanW@Worrell-LandServices.com)

Worrell Land Services, LLC · 2240 West Morton Avenue · Jacksonville, Illinois 62650

Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
7037A	Worthen silt loam, 0-2% slopes, rarely flooded	110.38	73.2%	142
53B	Bloomfield fine sand, 1-7% slopes	12.22	8.1%	84
7088B	Sparta loamy sand, 1-6% slopes, rarely flooded	9.72	6.4%	92
87B	Dickinson sandy loam, 2-5% slopes	8.24	5.5%	103
88B	Sparta loamy sand, Illinois till plain, 2-6% slopes	7.48	5.0%	91
53D	Bloomfield fine sand, 7-15% slopes	1.45	1.0%	79
131B	Alvin fine sandy loam, 2-5% slopes	1.10	0.7%	110
54D	Plainfield sand, 7-15% slopes	0.21	0.1%	71
Weighted Productivity Index Average				128.5