



MACOUPIN COUNTY, ILLINOIS FARMLAND FOR SALE

IMMEDIATE POSSESSION! 97% TILLABLE CLASS A FARM

This is a nice-sized tract of Class A tillable farmland in a strong agricultural community just west of Scottville. Consisting of 68.80 taxable acres, the tract is 97% tillable with 66.81 acres being in production. The tillable acreage carries a "Class A" weighted Productivity Index Rating of 134.2. The farm is easily assessable from the Scottville Modesto Road to the south and Locust Road to the north.

To view additional photos and maps, visit us online at www.Worrell-LandServices.com. Aerial photos were taken shortly after the heavy rainfall in late April/early May and indicate the farm's drainage capabilities. For more information or to make an offer, contact the Sellers' Agent, Allan Worrell at 217.245.1618.

Location: One half mile west of Scottville in Macoupin County, Illinois (17-12N-9W)

Taxes: \$2,115.14

Primary Soil Types: Ipava, Assumption

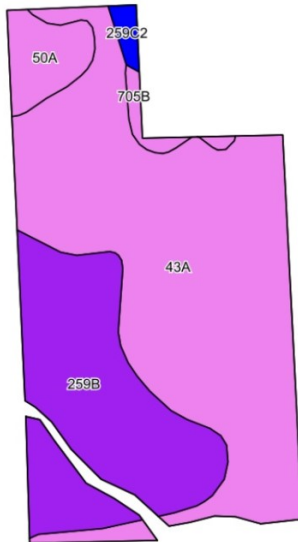
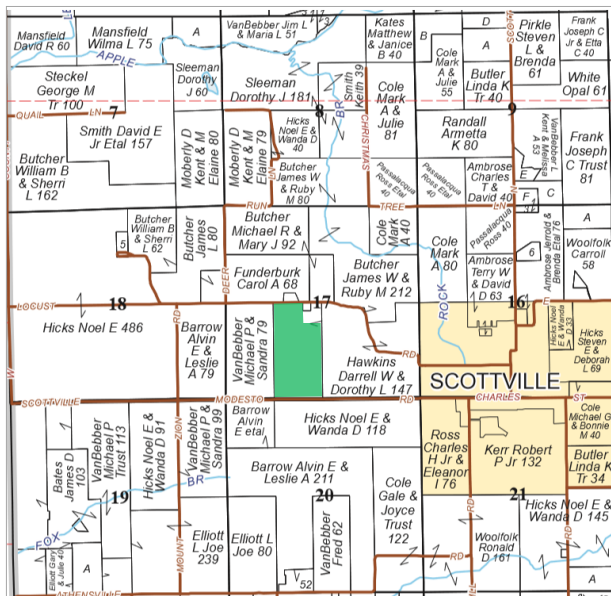
Productivity Index Rating: 134.2, Class A

Topography: Level

Mineral Rights: In tact

Possession and Terms: Immediate possession upon contract signing with non-refundable earnest money down. Reimbursement of input costs will be included in the closing costs.

Asking Price: \$12,300 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
43A	Ipava silt loam, 0-2% slopes	41.65	62.3%	142
259B	Assumption silt loam, 2-5% slopes	19.72	29.5%	118
50A	Virden silty clay loam, 0-2% slopes	3.54	5.3%	135
705B	Buckhart silt loam, 2-5% slopes	1.09	1.6%	141
259C2	Assumption silt loam, 5-10% slopes, eroded	0.81	1.2%	111
Weighted Productivity Index Average				134.2

Want to learn more or make an offer? Give us a call at 217.245.1618!

Or email the Sellers' Agent, Allan Worrell at AllanW@Worrell-LandServices.com

Or stop by Worrell Land Services located at 2240 West Morton Avenue, Jacksonville IL 62650



This information was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owners or their agents. Mapping data provided by USDA and NRCIS via AgriData. Boundaries on photos are approximate. Worrell Land Services, LLC is acting as the seller's designated representative. Managing Broker: Luke Worrell #471.019996.



**IMMEDIATE POSSESSION OF
CLASS A FARMLAND!**

MACOUPIN COUNTY, ILLINOIS

FARMLAND FOR SALE

Class A Farm · 97% Tillable · Great Access



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