



CASS COUNTY, ILLINOIS LAND FOR SALE

HEAVILY IMPROVED 118.31 ACRE FARM 78% TILLABLE PLUS PASTURE

This is a rare find in South Central Cass County just west of Virginia, Illinois along the Virginia Blacktop. This 118.31 acre parcel includes 90.52 acres of tillable farmland that have been heavily improved. Over 30 basins and 9,000 feet of 6-inch tile has been installed in the last several years. Soil tests from the fall of 2017 show a well-cared for farm with averages of 6.4 PH, 48 P and 326 K. The last four corn crops have a yield average of 202; 2017 beans yielded 76.1. The farm is planted to beans in 2019.

The acreage that isn't farmed brings an attractive mix for those seeking pasture, with approximately 20 acres of fenced pasture. Additionally, there are two wells and a couple smaller, simple sheds that provide storage space.

Land in this region of Cass County doesn't often hit the open market, so don't miss out on this opportunity. For more information or to schedule a showing, call the Listing Agent and Managing Broker Luke Worrell at 217.245.1618. Additional photos and maps (including tile and interactive maps) are available online at www.Worrell-LandServices.com.

Location: South Central Cass County, approximately 4 miles west of Virginia, 9 miles Northeast of Arenzville along the Virginia Blacktop in S12-T17N-R11W.

2018 Taxes: \$869.90

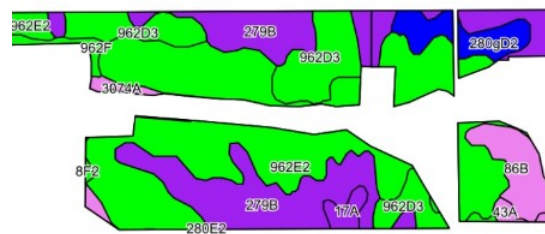
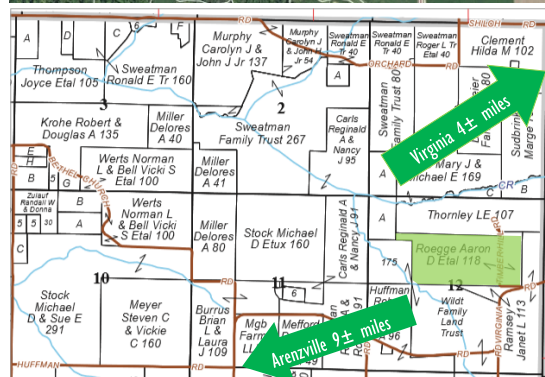
Productivity Index Rating (tillable acreage): 99.3

Topography: Slightly rolling to rolling

Mineral Rights: In tact

Possession and Terms: Possession at closing, upon completion of 2019 harvest.
Cash at closing.

Asking Price: \$7,200 per acre



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
962E2	Sylvan-Bold silt loams, 18-25% slopes, eroded	40.19	44.4%	83
279B	Rozetta silt loam, 20% slopes	24.41	27.0%	119
962D3	Sylvan-Bold complex, 10-18% slopes, severely eroded	12.51	13.8%	89
86B	Osko silt loam, 20% slopes	4.71	5.2%	140
280gD2	Fayette silt loam, glaciated, 10-18% slopes, eroded	4.36	4.8%	109
3074A	Radford silt loam, 0-2% slopes, frequently flooded	1.28	1.4%	136
17A	Keomah silt loam, 0-2% slopes	1.24	1.4%	119
962F	Sylvan-Bold silt loams, 18-35% slopes	1.02	1.1%	78
43A	Ipava silt loam, 0-2% slopes	0.64	0.7%	142
8F2	Hickory silt loam, 18-35% slopes, eroded	0.16	0.2%	61
Weighted Productivity Index Average				99.3

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

Or email the Sellers' Agent and Managing Broker, Luke Worrell at LukeW@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 NRCS via AgriData. Worrell Land Services, LLC is acting as the seller's designated representative. Managing Broker: Luke Worrell #471.019996.



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