



# MORGAN COUNTY, ILLINOIS LAND FOR SALE

## 113.44 ACRES ADJOINING JACKSONVILLE

This 113.44 acre tract of Morgan County land is strategically located, providing flexibility for future uses. For those seeking high-caliber farmland with excellent Class A soil types and a high percentage of tillable acreage, it's an attractive option to gain additional farmable acreage. Of the 113.44 acres, 110.97± (97.8%) are tillable and carry a Productivity Index Rating of 138.4 on a 147 point scale. The land is accessed at two points, one from Lincoln Avenue and another from Massey Lane. The gently rolling topography assists with the farm's drainage capabilities.

If commercial or residential development is the goal, its proximity to neighboring businesses and high-priced residential lots give it extraordinary potential. The Northeastern section of the property adjoins the largest chain home improvement retailer in a 25 mile radius. Jacksonville is home to nearly 20,000 residents, the largest local hospital, three colleges, manufacturing industries and much, much more. It is the hub for many neighboring rural communities, so the opportunities for future development are wide-ranging.

For more information, visit us online at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com) or give us a call at 217.245.1618.

**Location:** Adjacent to Jacksonville, Illinois along Massey Lane in Sections 25 & 30, Township 15N, Ranges 10 & 11W

**Taxes:** \$4,149.60

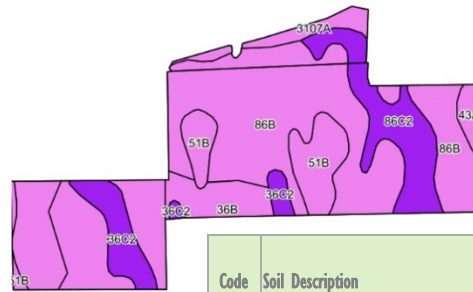
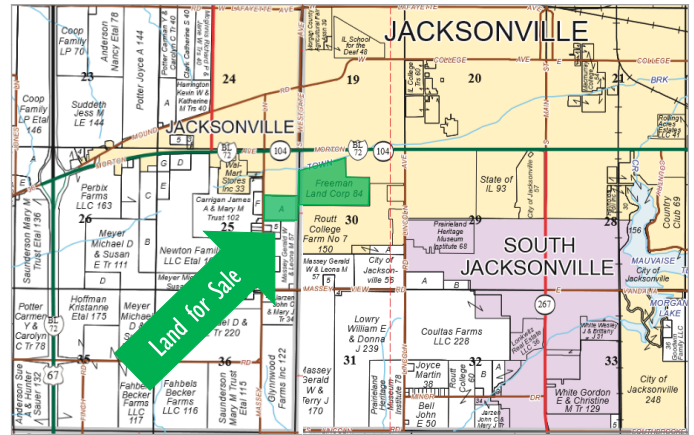
**Primary Soil Types:** Osco, Tama

**Productivity Index Rating:** 138.4

**Topography:** Gently rolling

**Possession and Terms:** Possession at closing. Cash at closing.

**Reduced Asking Price:** \$12,500 per acre



| Code                                | Soil Description   | Acres | % of Field | Illinois Crop Productivity Index |
|-------------------------------------|--|-------|------------|----------------------------------|
| 86B                                 | Osco silt loam, 2-5% slopes                              | 53.95 | 49.3%      | 140                              |
| 36B                                 | Tama silt loam, 2-5% slopes                              | 19.25 | 17.6%      | 138                              |
| 86C2                                | Osco silt loam, 5-15% slopes, eroded                     | 12.61 | 11.5%      | 131                              |
| 51B                                 | Muscataine silt loam, 2-5% slopes                        | 10.21 | 9.3%       | 146                              |
| 36C2                                | Tama silt loam, 5-15% slopes, eroded                     | 7.52  | 6.9%       | 129                              |
| 3107A                               | Sawmill silty clay loam, 0-2% slopes, frequently flooded | 4.03  | 3.7%       | 139                              |
| 43A                                 | Ipava silt loam, 0-2% slopes                             | 1.77  | 1.6%       | 142                              |
| Weighted Productivity Index Average |  |       |            | 138.4                            |

**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](mailto: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. Boundaries on photos are approximate. 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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**MORGAN COUNTY, ILLINOIS**

**LAND FOR SALE**

Agricultural or Development Potential · Great Location · Class A Soils



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