

MORGAN COUNTY, IL



LAND FOR SALE



188.78± Acre Turnkey Cattle, Row-Crop, Hunting Property with Homestead

Well-maintained 188.78± acre turnkey cattle, row-crop, and hunting property with a beautiful homestead in SE Morgan County. Approximately 62.5± acres are currently tilled (115.1 PI). Approximately 120± acres are pastureland/timber. Fencing surrounds the pasture and 5 ponds (1 stocked). Two-bins are on the property for approximately 7000bu grain storage on-site. Franklin Schools.



Additional details, maps, and photos are available at www.Worrell-LandServices.com



***Questions or
to make an offer:***

Darrell Moore
Seller's Agent
217.473.5486



THIS PROPERTY HAS IT ALL!

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Quality Outbuildings

- 54' x 81' Morton shed with concrete floor, 2 double sliding doors (13'7" x 17'6" and 12' x 17'), 1 electric roll-up door (12' x 10'). 26' x 16' overhead storage loft. 220 amp electric. 26' x 42' enclosed lean-to shed with concrete floor and an 8' x 12' overhead door. Also a 27' x 12' lean-to cattle shed for working cattle, sorting pins with 2 water spigots, a 4-ball water fountain, and a 2-ball water fountain for livestock.
- 27' x 55' metal machine shed with gravel floor and 19' x 55' lean-to (two 18' sliding doors) and 6' x 48' lean-to for extra storage
- 35' x 40' metal shed with concrete flooring on approximately the South 1/3; good shed for hay storage
- 14' x 24' garage/shed with corrugated roof and sides, and a roll-up door
- 20' x 28' shed with concrete floor and roll-up door
- 12' x 10' portable shed with wood floor

Lovely Home

- 1856 square foot ranch built in 1996
- **Floorplan:** 3 bedrooms, 2 full bathrooms, kitchen, living room, sun room, partially finished basement, 3-car garage
- **Updates:** shingles in 2015, furnace and air conditioner in 2019, Trex decking in 2020
- **Utilities:** Rural water, REA electric, propane (2-500 gallon LP tanks convey subject to reimbursement of fuel currently in the tanks)

| Code | Soil Description | Acres | % of Field | ICPI* |
|--------|--|-------|------------|-------|
| 279B | Rozetta silt loam, 2-5% slopes | 40.86 | 65.4% | 119 |
| 17A | Keomah silt loam, 0-2% slopes | 7.75 | 12.4% | 119 |
| 279C3 | Rozetta silt loam, 5-10% slopes | 6.82 | 10.9% | 103 |
| 279C2 | Rozetta silt loam, 5-10% slopes | 4.86 | 7.8% | 112 |
| 8 E2 | Hickory silt loam, 18-25% slopes | 1.64 | 2.6% | 69 |
| 280D3 | Fayette silty clay loam, 10-18% slopes | 0.26 | 0.4% | 99 |
| 8cF | Hickory silt loam, 18-35% slopes | 0.22 | 0.4% | 65 |
| 119 E2 | Elco silt loam, 18-25% slopes | 0.09 | 0.1% | 84 |

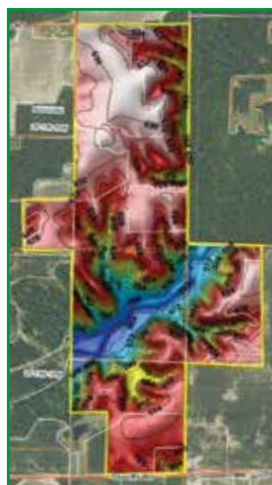
*Illinois Crop Productivity Index

Weighted Productivity Index Average 115.1

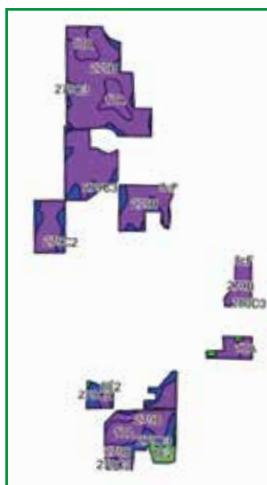
Overview Map



Topographic Map



Soils Map



Tillable Fields Map



Fencing Map



Property Location: From Highway 267 East of Murrayville, go East on Nortonville Blacktop 5.5 miles to Gobblers Road then South on Gobblers Road approximately 1 mile.

Tax ID Numbers: 17-24-400-002, 17-25-200-003, 18-30-100-003, 17-25-200-003

2020 Taxes: \$4,289.26

Acreage: Approximately 188.78± acres subject to recording of new deeds, 62.5± tillable acres, 120± pasture/timber acres

Productivity Index Rating of Tillable Acreage: 115.1

Primary Soil Types: Rozetta and Keomah

Topography: Level to rolling

Possession and Terms Summary: Earnest money due upon signing a contract to purchase. Cash due and possession granted at closing subject to 2022 harvest.

Asking Price: \$7,500 per acre





2240 West Morton Avenue, Jacksonville, IL 62650
217.245.1618 • info@Worrell-LandServices.com
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**Located at 2358 Gobblers Road,
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