

## Magelitz Real Estate

This is a smaller parcel located in Northwest Morgan County. The tract contains roughly 31.5 acres with 16 tillable. The farm is located 1 mile east of Hwy 67 and 3 miles south of the Cass County line. Access is given through a lane heading south off of Trinity Church Road. This property gives you income producing cropland as well as land for recreational enjoyment. Property is priced to sell. Please contact us with any questions.



**Worrell-Leka Land Services, LLC**

2240 W. Morton  
Jacksonville, IL 62650  
Phone: 217-245-1618  
Fax: 217-245-5318  
Email: [allanw@worrell-leka.com](mailto:allanw@worrell-leka.com)

2240 W. Morton  
Jacksonville, IL 62650



## MAGELITZ REAL ESTATE



**Farm Land  
For Sale  
31.5± Acres  
16± Tillable Acres in  
Northwest Morgan  
County, Illinois**

**Worrell-Leka Land  
Services, LLC**

# 31.5 Acres Land For Sale

**Location:** This farm is located in North-west Morgan County, Illinois.

**Acres:** Approximate 31.5 acres/ 16 tillable.

**Topography:** Rolling

**Soils:** Fayette and Sylvan

**Taxes:** TBD by Assessor. Taxes are \$62.24 for entire 60 acres.

**Minerals:** In tact

**Title:** Seller will provide the buyer title insurance in the amount of the purchase price.

**Possession:** Upon closing, subject to tenant's rights.

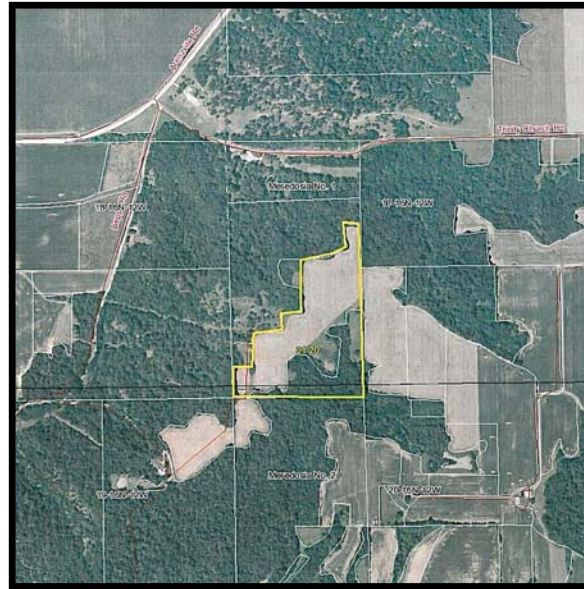
**Terms:** Cash at closing.

**Price:** \$2,100 per acre.

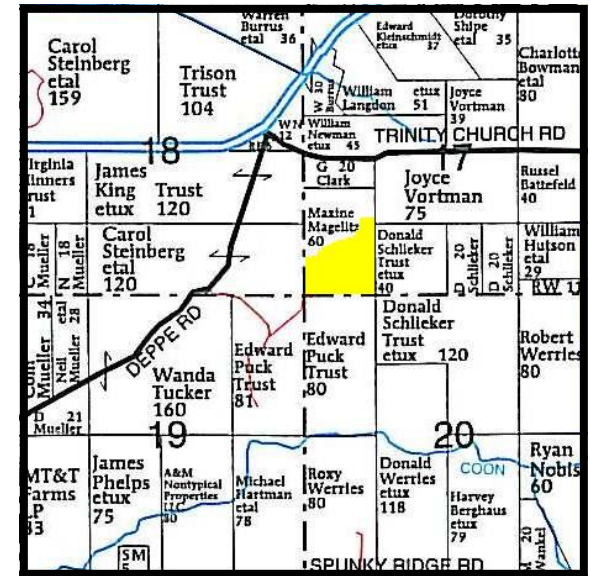
**Agency Notice:** Allan Worrell is the seller's designated agent. To offer a contract to purchase or for additional information, please contact:

Worrell-Leka Land Service, LLC  
2240 W. Morton  
Jacksonville, IL 62650  
Phone 217-245-1618  
Fax 217-245-5318  
E-mail: allanw@worrell-leka.com

Aerial Map



Plat Map



Section 17-16N -12 W

4N-5E



The information contained herein is believed to be accurate, however, it is subject to verification and no liability for errors or omissions is assumed. Seller reserves the right to reject any and all bids or offers. All inquiries, inspection appointments and offers should be directed to:

Allan Worrell  
allanw@worrell-leka.com  
247-245-1618