

Birkett Farm

Own a great 40 acre farm in an excellent farming area. This has a superb productivity index rating of 141.3 with the farm consisting of Ipava, Sable and Tama soils. The parcel is located on Union Baptist Road just a mile east of Pisgah Elevator.



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:



Worrell-Leka Land Services, LLC

2240 W. Morton
Jacksonville, IL 62650
Phone: 217-245-1618
Fax: 217-245-5318

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Jacksonville, IL 62650



Worrell-Leka Land Services, LLC

Birkett Farm



**40 Acres
Eastern Morgan
County**

Worrell-Leka Land
Services, LLC

40 acres, Eastern Morgan County, 3 miles N.W. of Franklin, IL

Location: Eastern Morgan County, 3 miles N.W. of Franklin, IL.

Acreeage: 40 acres.

Topography: Level to slightly rolling.

Minerals: Minerals are intact.

Soils: Ipava, Sable and Tama.

Possession: Upon closing, subject to tenant's rights. The farm is cash rented for 2011.

Terms: Cash at closing.

Taxes: \$970.14.

Price: \$10,000 per acre.

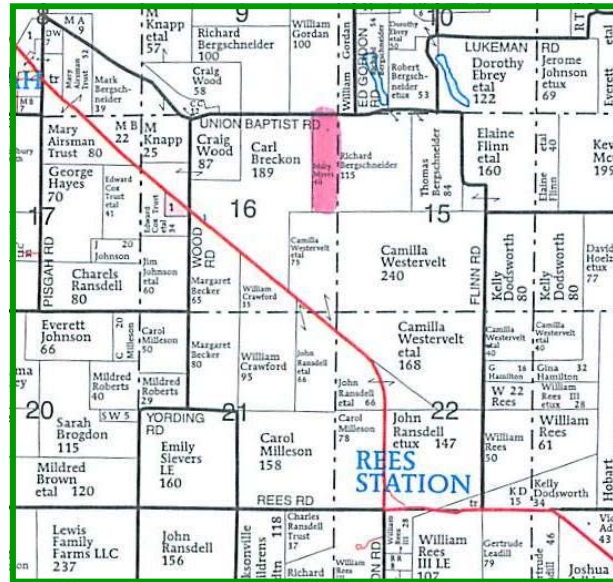
Agency Notice: Allan Worrell is the seller's designated agent. To offer a contract to purchase or for additional information, please contact:

Phone (217) 245-1618

Fax (217) 245-5318

Email: allanw@worrell-leka.com

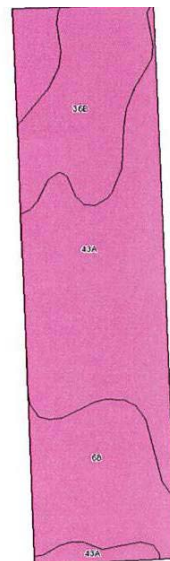
Plat Map



Section 16
Township 14N
Range 9W



Soil Map



Ipava 53.9 %
Sable 23.2 %
Tama 22.9 %

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