

Negus Farm

This is a Class A farm located in one of the best agricultural areas in all of Illinois. Farm is located just south of I-72, a half mile north of the Orleans Elevator on Orleans Road. The farm is improved with a large steel machine shed with concrete floors. This tract carries a very high PI rating of 138.6 thanks to a large amount of Ipava, Tama, and Sable soils. Five year average yields are 189.9 and 60.7.



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

2240 W. Morton
Jacksonville, IL 62650

Worrell - Leka
AND ASSOCIATES



NEGUS TRUST FARM



**Farm Land
For Sale
197.76 Acres
196.23 Tillable Acres in
Eastern Morgan County,
Illinois**

**Worrell-Leka Land
Services, LLC**

197.76 acres of Morgan County Farm Land For Sale

Location: This farm is located in east, central, Morgan County, one half mile north of Orleans.

Acres: This tract contains 197.76 acres with 196.23 tillable according to the USDA.

Topography: Flat to gently rolling.

Soils: 87% Ipava, Tama, and Sable. 138.6 Productivity index.

Taxes: \$4,530.44

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. Property is leased on a crop share lease for 2009.

Terms: Cash at closing.

Price: \$8,300 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



Section 22, T15N-9W



All Steel 120 ft x 124 ft Machine Shed

