



95% Tillable



Tiling to Assist with Drainage



Open for the 2016 Cropping Season



**FARMLAND FOR SALE!**

**40± ACRES  
95% TILLABLE  
SCOTT COUNTY, IL**



**Nobis Farm**

**Central Illinois' Land Connection  
Since 1995**

# NOBIS FARM · 40± acres in Scott County, Illinois

The Nobis Farm is a great opportunity to own a nice 40 acre parcel of Scott County farmland, 95% of which is tillable. The farm is well-tiled with 5,800 feet of 6 inch tile to assist with drainage. Three year yield averages are 177 bu/ac corn and 55 bu/ ac soybeans. The farm is enrolled in the County ARC program.

## Location

Approximately 1.5 miles northeast of Bluffs, Illinois on the south side of Fairview Road

## Acreage

40 taxable acres; 38.06 FSA tillable acres

## Minerals

Minerals are intact

## Topography

Gently rolling to rolling sloping

## Soils

Sylvan, Rozetta, Fayette, Clarksdale, Keomah

## Taxes

\$335.44

## Productivity Index

103.9

## Possession

Upon closing, buyer to reimburse seller for any 2016 input costs.

## Terms

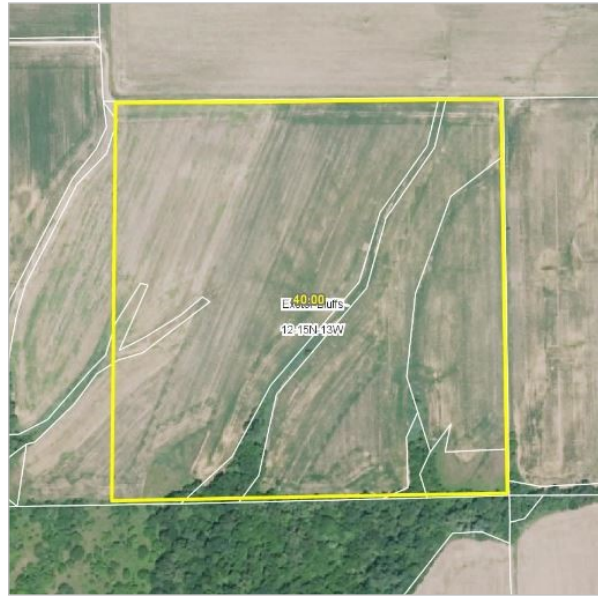
Cash at closing

## Price

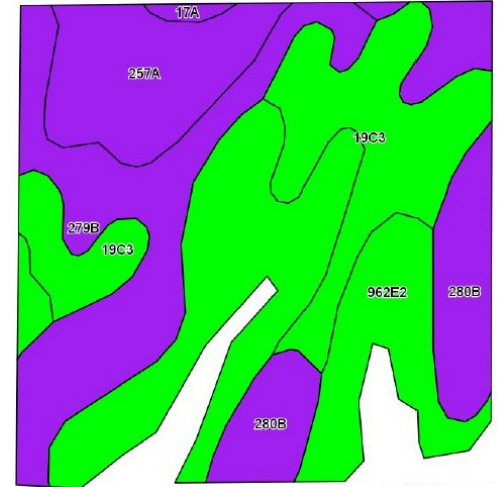
\$7,500 per acre (\$300,000 total)

*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 Land Services, LLC.*

Aerial Map

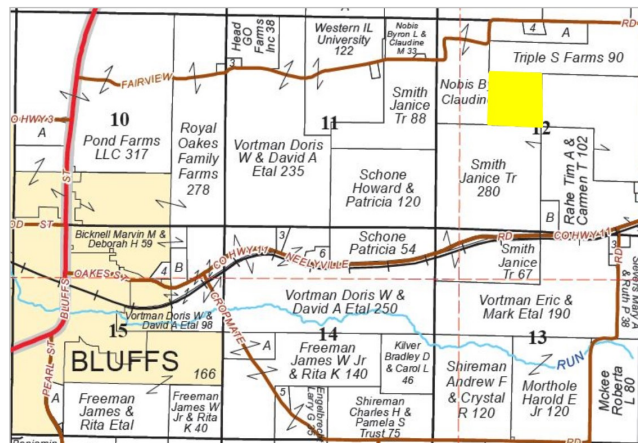


Soils Map



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
962E2	Sylvan-Bold silt loams, 18-25% slopes, eroded	12.46	32.7%	83
279B	Rozetta silt loam, 2-5% slopes	7.84	20.6%	119
19C3	Sylvan silty clay loam, 5-10% slopes, severely eroded	7.42	19.5%	95
280B	Fayette silt loam, 2-5% slopes	5.39	14.2%	121
257A	Clarksdale silt loam, 0-2% slopes	4.75	12.5%	128
17A	Keomah silt loam, 0-2% slopes	0.20	0.5%	119
Weighted Productivity Index Average				103.9

Section 12, Township 15N, Range 13W



## Agency Notice

Darrell Moore, Broker, is the seller's designated agent. For more information or to offer a contract for purchase, please contact:



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