



MORGAN COUNTY, ILLINOIS, LAND AUCTION

SELLER: BERNETTA HOAGLAND

75.253+/- ACRES • 1 TRACT

Located approximately 2½ miles east of Woodson or six miles south of Jacksonville,
all located in Section 26, Township 14 North, Range 10 West, Morgan County, Illinois.

FRIDAY, NOVEMBER 7, 2014 • 10 A.M.

Auction to be held at Woodson American Legion, East Main Street, Woodson, Illinois

Worrell-Leka Land Services, LLC
IL Broker Lic. #481.000293
Jacksonville, Illinois
217-245-1618
worrell-leka.com

Darrell Moore, Auctioneer
IL Lic. #440.000506
217-473-5486
auctionzip.com (#16215)



MORGAN COUNTY, ILLINOIS LAND AUCTION

SELLER: BERNETTA HOAGLAND

ATTORNEY: EDDIE CARPENTER
305 West State Street, Jacksonville, Illinois 62650

75.253+/- SURVEYED ACRES • 1 TRACT

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- ✔ 94 PERCENT TILLABLE - CLASS A SOILS
- ✔ EXCELLENT LOCATION AND ACCESS
- ✔ PRODUCTIVITY INDEX OF 142.5





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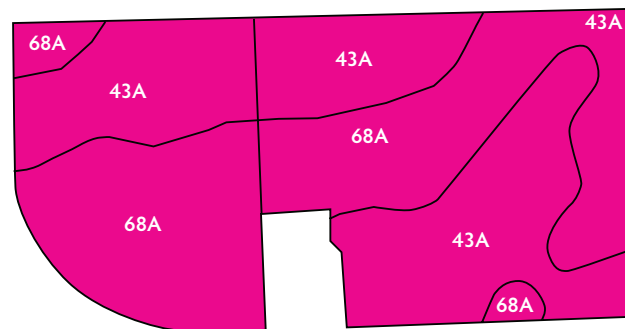
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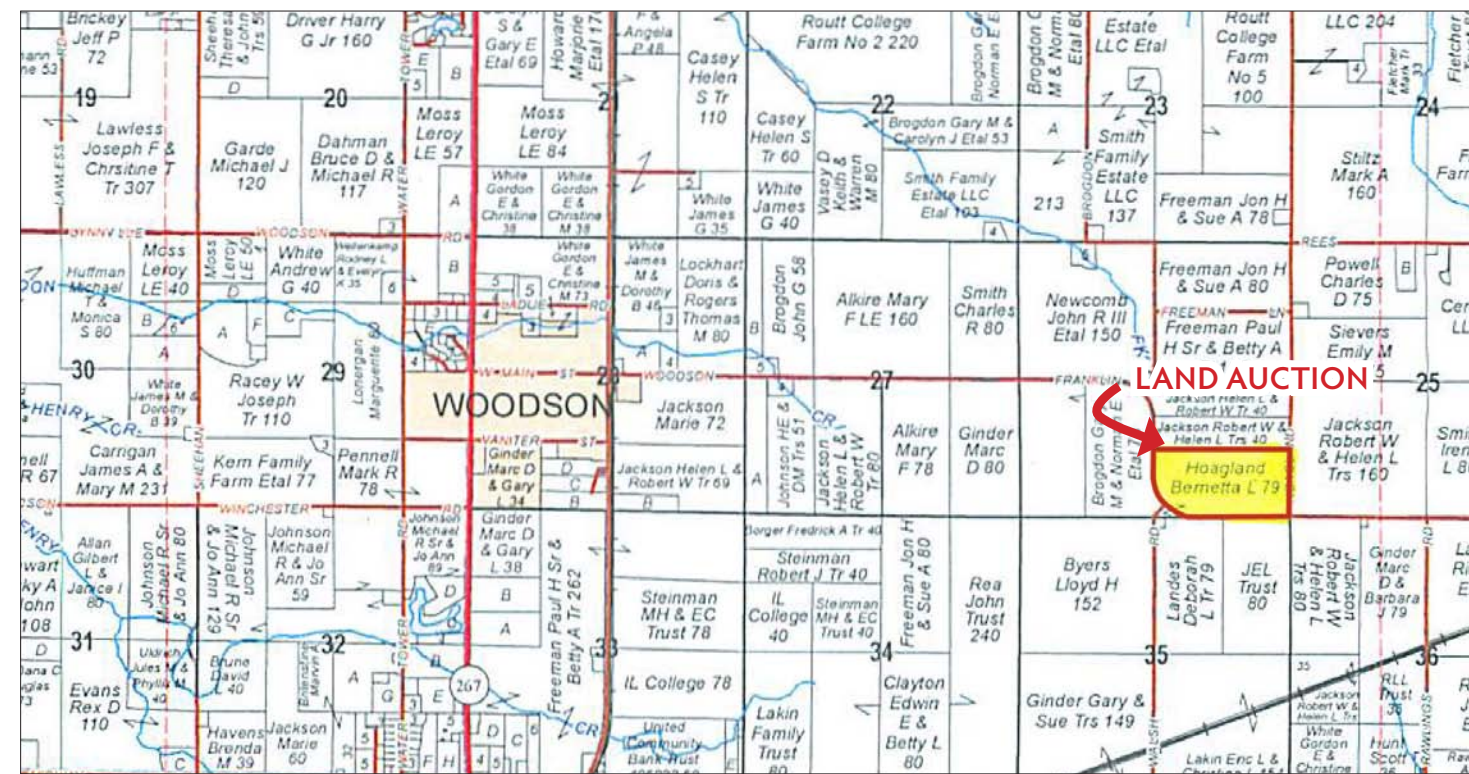


75.253+/- SURVEYED ACRES

This tract contains 71.09 tillable acres, according to the USDA aerial photo. The property is well located on an all-weather road. The tillable land has a very high productivity index of 142.5. The topography is zero percent to two percent slopes. The subject includes a 1.93 acre lot, improved with a 30 foot metal grain bin and a 4,320 square foot Morton machine shed. Additionally, there is a 1,400 square foot wooden barn. Estimated taxes on this tract are \$2,694.59.



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	ILST PRODUCTIVITY	CROP PRODUCTIVITY
68A	Sable silty clay loam, 0 to 2 percent slopes	36.52	51.4	143	143
43A	Ipava silt loam, 0 to 2 percent slopes	34.57	48.6	142	142
Weighted Average: 142.5					



T.14N.-R.10W.

SALE TERMS

Upon conclusion of auction Seller and Buyer(s) shall enter into a Purchase Agreement with the Buyer(s) to pay ten percent (10%) of the purchase price as down payment. Balance due and payable on or before December 5th, 2014. Possession will be given at closing. The property is free of any tenant's rights for 2015. Seller will convey by Warranty Deed, and will furnish title insurance in amount of the purchase price. **TAXES:** Seller will pay the 2014 real estate taxes payable in 2015 by giving purchaser(s) a credit in the amount of \$2,694.59 against the purchase price. Procurement of financing shall be the sole responsibility of the Buyer(s) and must be obtained prior to the auction. Broker is acting as the Seller's agent for Bernetta Hoagland and is not representing any buyer. The property is being sold "AS IS" without representation or warranty expressed or implied. The sale is subject to Seller's approval. The property is to be sold by the acre. Buyer(s) is responsible for establishment of his/her own road entrance to buildings from Woodson-Franklin Road and his/her own electric service. Auctioneer reserves the right to set the bid increments. Seller is not responsible for any accidents that may occur while inspecting the property. Buyer(s) should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENT MADE.

Information contained in this brochure was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owner or her agents.

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