



MORGAN COUNTY, IL LAND AUCTION

86.92+/- ACRES • 1 TRACT

FRIDAY, MARCH 28, 2014 • 10 A.M.

**St. Augustine Catholic Hall,
800 West Main Street, Ashland, Illinois**

**SELLER: Michael Newell, Dr. Larry Newell,
James Edward Newell, III, & Ronald Newell**

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

Worrell-Leka Land Services, LLC
IL Broker Lic. #481.000293
Jacksonville, Illinois 62650
217-245-1618
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Winchester, Illinois
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Property Location: Located approximately three miles west of Prentice and five miles southwest of Ashland in Section 3, Township 16 North, Range 9 West, Morgan County, Illinois.

- ✔ **Productive Farmland — 84.52+/- acres of tillable farmland**
- ✔ **Productivity Index of 131 with Ipava the dominant soil**
- ✔ **Road frontage on three sides along Roach Road and Wheeler Road**



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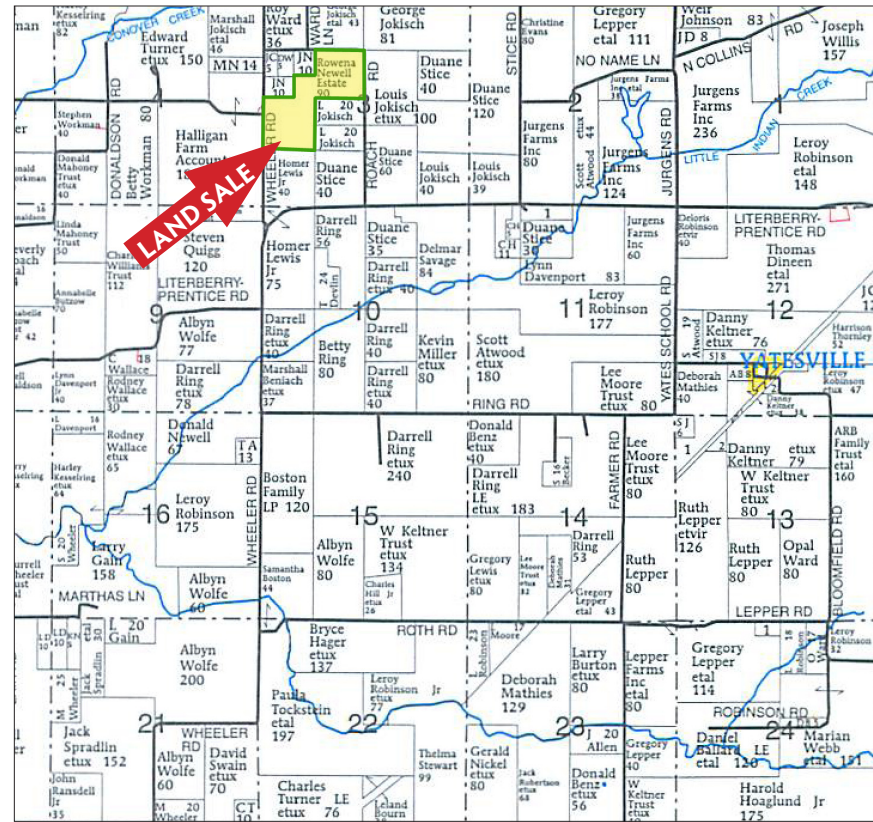


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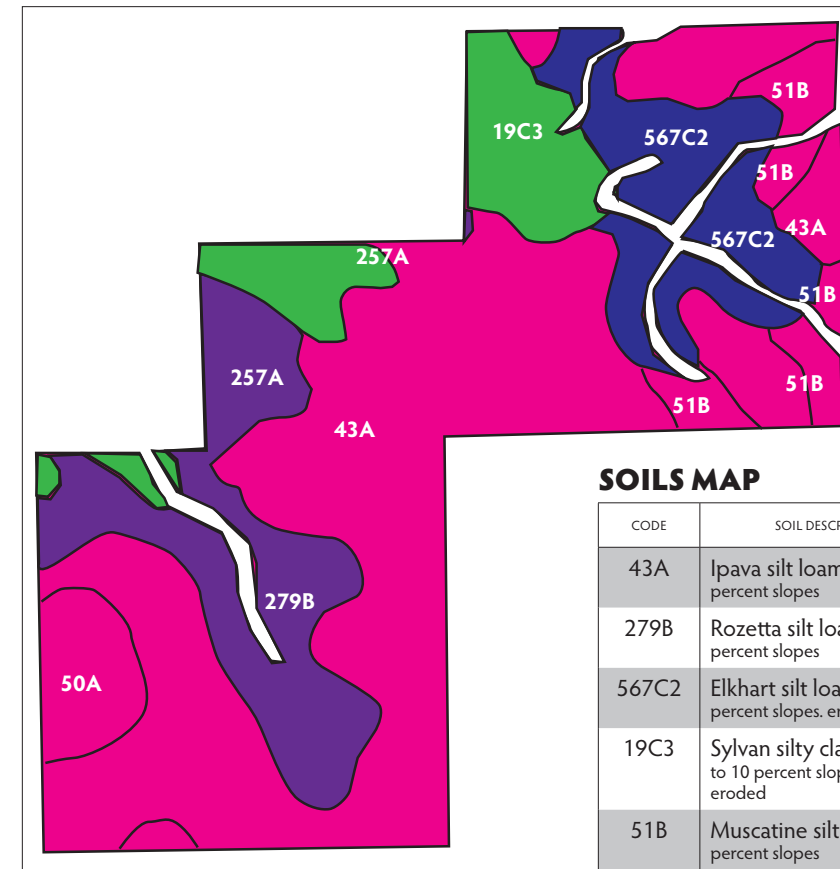
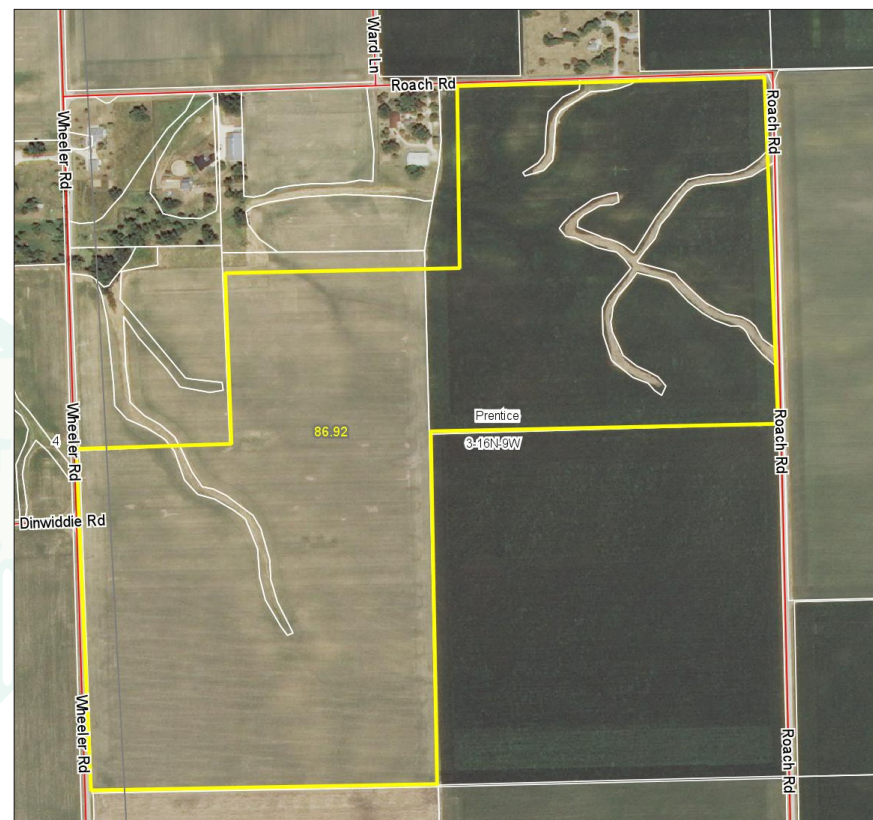


86.92 +/- ACRES: This tract contains 84.52 +/- tillable acres, with a strong productivity index rating of 131. Ipava is the dominant soil on the farm. The property is well located with road frontage on three sides through Roach Road and Wheeler Road. The topography is level to gently rolling, with an occasional 10 percent slope. There are 36.55 acres considered HEL, according to the USDA aerial photo. There are four waterways on the farm that provide proper drainage. There has been 2.68 acres surveyed out of the north end, surrounding the home just north of the property. This 2.68 acres will be kept by the family. *Full legal description available upon request.*

T-14-N, R-8-W



AERIAL MAP



SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	IL ST PRODUCTIVITY	CROP PRODUCTIVITY
43A	Ipava silt loam, 0 to 2 percent slopes	45.06	53.3	█	142
279B	Rozetta silt loam, 2 to 5 percent slopes	9.89	11.7	█	119
567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	9.46	11.2	█	116
19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	8.45	10.0	█	95
51B	Muscatine silt loam, 2 to 5 percent slopes	4.39	5.2	█	146
50A	Virden silty clay loam, 0 to 2 percent slopes	3.92	4.6	█	135
257A	Clarksdale silt loam, 0 to 2 percent slopes	3.35	4.0	█	128
		Total Acres: 84.52	Weighted Average: 131		

USDA INFORMATION

	BASE ACREAGE	DIRECT YIELD	CC YIELD
CORN	45.2	133	153
SOYBEANS	45.4	41	49
Total Base Acres: 90.6			

*USDA information includes some tillable acreage retained by sellers

For more detailed information, please contact:

Worrell-Leka
LAND SERVICES, LLC
217-245-1618
email: wlls@worrell-leka.com



SALE TERMS: Upon conclusion of auction, Sellers and Buyer(s) shall execute a Purchase Agreement with Buyer(s) to pay ten percent (10%) of purchase price as down payment, balance payable on or before April 28, 2014. The property is leased for the 2014 growing season under a 50/50 crop share arrangement. **Seller will convey by Warranty Deed and furnish title insurance for the amount of purchase price. Procurement of financing shall be the sole responsibility of the Buyer(s) and must be obtained prior to the auction. REAL ESTATE TAXES:** Seller will pay the 2013 real estate taxes payable in 2014, by giving a credit against the purchase price on the amount of the 2012 taxes payable in 2013. PROPERTY SELLING "AS IS", without representation or warranty expressed or implied. Sale is subject to price acceptance of Seller. Broker is acting as Seller's agent for the Newell Family and is not representing any Buyer. This tract is to be sold by the acre. The total acres to be sold are 86.92, based on information from the Morgan County Courthouse and recent survey of the 2.68 acre exception.

- ✔ Real Estate Taxes: \$2,098.98 2012 payable in 2013
- ✔ Announcements made by the auctioneer at the time of sale will take precedence over any 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 owners or their agents.