



MORGAN COUNTY, ILLINOIS LAND AUCTION

SELLER: DARRELL M. JEAN, JR., AND JOAN H. JEAN

ATTORNEY: EDDIE CARPENTER

305 West State Street, Jacksonville, Illinois 62650

240+/- ACRES • 1 TRACT

Located approximately five miles southwest of Jacksonville or two miles south of Lynnville, all located in Sections 16 and 21, Township 14 North, Range 11 West, Morgan County, Illinois

FRIDAY, FEBRUARY 20, 2015 • 10 A.M.

Auction to be held at Community Park Center, 1309 S. Main Street, Jacksonville, Illinois (across the street from Casey's)



- 50 PERCENT INCOME PRODUCING
- PREMIER HUNTING LAND
- VALUABLE TIMBER RECENTLY APPRAISED

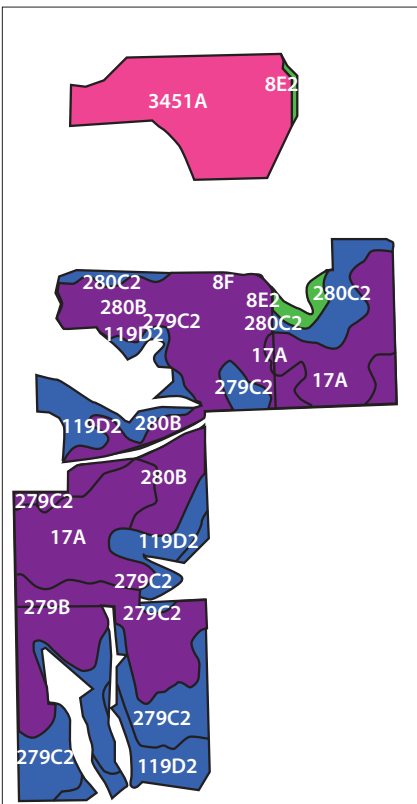


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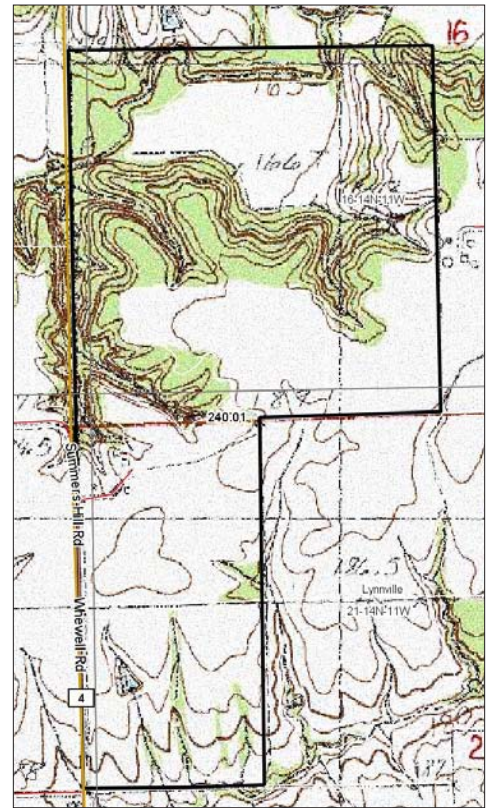


240+/- ACRES

This tract contains 240 taxable acres. There are 107.25 acres currently in row cropland and an additional 20.64 acres enrolled in CRP. The CRP contract expires in September 2016. It earns an annual payment of \$3,409.76 or \$165.20 per acre. This farm offers outstanding hunting with abundant white tail deer, turkey, etc. The timber was appraised in early 2015 by a State Certified Forester. The appraiser placed a value on the timber in excess of \$84,000! This farm offers great income earning potential, along with some of the best hunting in the area.

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	IL ST PRODUCTIVITY	CROP PRODUCTIVITY
280B	Fayette silt loam, 2 to 5 percent slopes	29.98	23.4		121
279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	25.02	19.6		112
17A	Keomah silt loam, 0 to 2 percent slopes	22.34	17.5		119
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	20.40	16.0		140
279B	Rozetta silt loam, 2 to 5 percent slopes	17.05	13.3		119
280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	5.77	4.5		113
119D2	Elco silt loam, 10 to 18 percent slopes, eroded	5.69	4.4		100
8E2	Hickory loam, 18 to 25 percent slopes, eroded	1.64	1.3		69

Weighted Average: 119.7



T.14N.-R.11W.

SALE TERMS

Upon conclusion of auction, Sellers 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 March 20, 2015. Possession will be given at closing. The property is free of any tenant's right for 2015. Sale is subject to an existing easement option for an Ameren power line. Seller will convey by Warranty Deed, and will furnish title insurance in amount of the purchase price. Taxes: Sellers will pay the 2014 real estate taxes payable in 2015 by giving Buyer(s) a credit in the amount of \$1,473.18 against the purchase price. Buyer(s) will assume all 2015 taxes. 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 Darrell and Joan Jean and is not representing any Buyer(s). The property is being sold "AS IS" without representation or warranty expressed or implied. The sale is subject to Sellers' approval. The property is being sold by the acre. Auctioneer reserves the right to set the bid increments. Sellers are 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 VERBAL 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 their agents.

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 IL Broker Lic. #481.012275
 Jacksonville, Illinois
 217-245-1618
 worrell-landservices.com

DARRELL MOORE, AUCTIONEER
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217-473-5486
 auctionzip.com (#16215)



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