



MORGAN COUNTY, ILLINOIS SEALED BID AUCTION

SELLER: BECKY LAKAMP

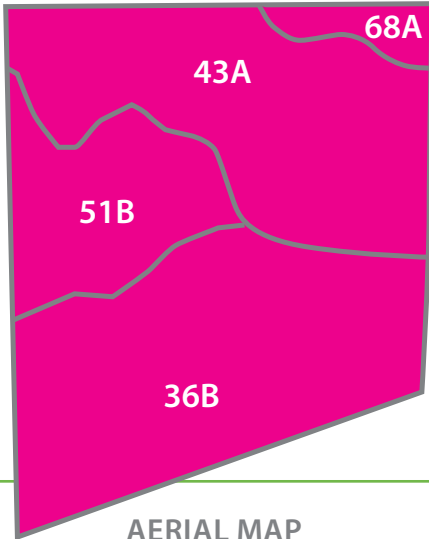
39.7+/- CLASS A ACRES • 1 TRACT

This is an excellent parcel that offers both agricultural benefits and development potential. All 39.7± taxable acres are comprised of premium Class A soils such as Tama, Ipava and Muscatune. The soil composition and yield history demonstrate it is a strong income-producer. The farm adjoins the City of Jacksonville, Illinois and is accessed by both Mound Avenue and Route 104. Its close proximity to town gives this farm a lot of flexibility moving forward.

BIDS DUE MONDAY, DECEMBER 7

Finalist bidding Thursday, December 10





SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	IL ST PRODUCTIVITY	CROP PRODUCTIVITY
36B	Tama silt loam, 2 to 5 percent slopes	17.60	43.2		138
43A	Ipava silt loam, 0 to 2 percent slopes	14.66	36.0		142
51B	Muscataune silt loam, 2 to 5 percent slopes	7.00	17.2		146
68A	Sable silty clay loam, 0 to 2 percent slopes	1.48	3.6		143
Weighted Average: 141					

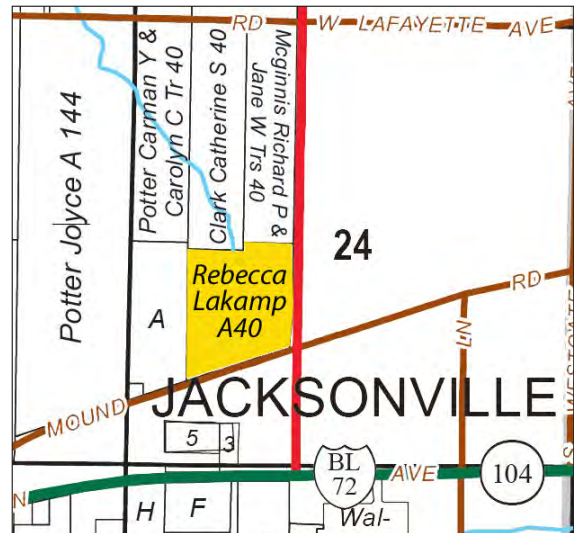
SOIL TESTS DATED 10/22/15
 PH AVG. 6.4 ● P AVG. 47 ● K AVG. 360

AERIAL MAP



- Easy road access off of Mound and Route 104
- Location offers commercial and residential development potential
- Strong yield history; past yields available upon request.

PLAT MAP



TERMS OF SALE

- **SALE METHOD:** A minimum bid of \$13,000 per acre is required. Bids must be submitted no later than 5 p.m. on Monday, December 7, 2015 to Worrell Land Services, 2240 West Morton Avenue, Jacksonville, Illinois. Top three bidders will be invited to raise their bids at 11 a.m. on Thursday, December 10 at the offices of Worrell Land Services.
- **BIDS:** Seller reserves the right to reject any and all bids. A minimum bid of \$13,000 per acre is needed to be considered a finalist. Bid increments are at the discretion of Worrell Land Services.
- **CONTRACT:** Buyer will enter into a contract immediately following the final portion of the auction on December 10. A 10 percent down payment is required upon signing the contract with the balance due on or before January 10, 2016. The terms of the contract are not negotiable.
- **FINANCING:** Bidding is not conditional on Buyer financing. Buyer is responsible for having arranged financing, if needed, prior to the sealed bid auction.
- **TITLE:** A title insurance policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the buyer.
- **LEASE AND POSSESSION:** The Buyer will take possession of the property at closing. The farm is open for the 2016 growing season.
- **TAXES:** Seller will give Buyer a credit at closing for the 2015 real estate taxes, payable in 2016. All subsequent taxes to be paid by Buyer. 2014 real estate taxes were \$1,338.24.
- **MINERAL RIGHTS:** Sale shall include 100 percent of the mineral rights owned by the Seller.
- **DISCLOSURE AND ABSENCE OF WARRANTIES:** 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. Worrell Land Services reserves the right to set the bid increments. Seller reserves the right to reject any and all bids. 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 WORRELL LAND SERVICES AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER VERBAL STATEMENT MADE.**
- **AGENCY:** Worrell Land Services is agent for the Seller only in this transaction.

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.

WORRELL LAND SERVICES, LLC

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



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