



# GREENE COUNTY, ILLINOIS LAND AUCTION

## 31 Acres in Northern Greene, 94% Tillable

This smaller tract of farmland represents an excellent opportunity for operators and investors alike. The farm is 31 taxable acres, of which 29.11 acres are tillable according to the USDA. Comprised primarily of Greenbush, Muscatune and Rozetta soils, the farm carries a strong productivity index rating of 128.8. This parcel is located just minutes from Roodhouse, White Hall and Winchester. Access is available along the entire Southern boundary.

This is a great opportunity to own a highly productive parcel under 40 acres in this strong agricultural area. Call 217.245.1618 or visit [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com) for more details, including additional photos.

**Taxes:** \$693.58  
**Minerals:** In tact

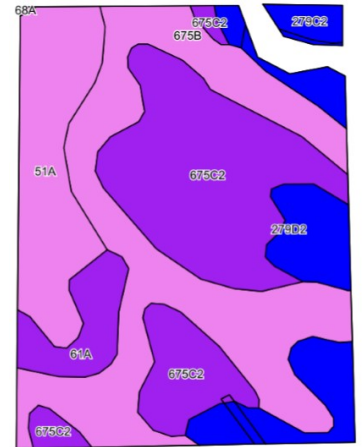
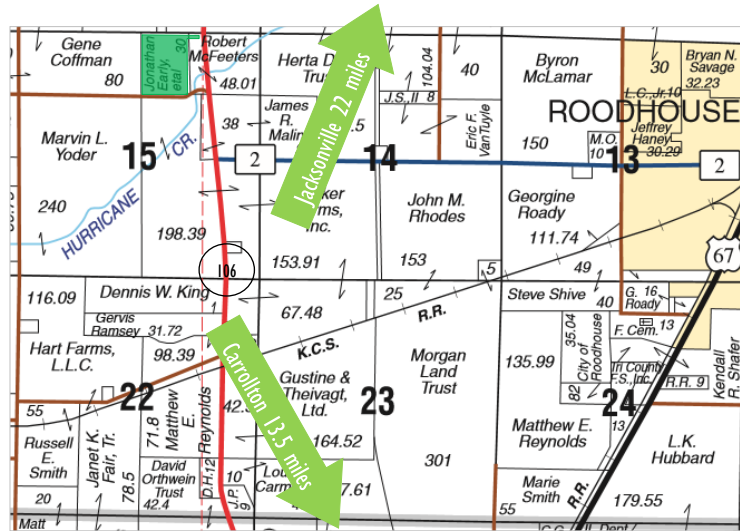
**Topography:** Level to slightly rolling  
**Possession:** At closing

**Terms Summary:** 10% down at closing. Close within 30 days. Full sales terms are available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com).



**Property Location**  
Northern Greene  
County, 3 miles  
North of White Hall  
along Rt. 106.  
S15-T12N-R12W

**Seller**  
E E & S Farms, LLC



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
675B	Greenbush silt loam, 2-5% slopes	9.83	33.8%	133
675C2	Greenbush silt loam, 5-10% slopes, eroded	9.04	31.1%	125
51A	Muscatune silt loam, 0-1% slopes	4.37	15.0%	147
279D2	Rozetta silt loam, 10-18% slopes, eroded	3.70	12.7%	107
61A	Atterberry silt loam, 0-2% slopes	1.51	5.2%	132
279C2	Rozetta silt loam, 5-10% slopes, eroded	0.66	2.3%	112
<b>Weighted Productivity Index Average</b>				<b>128.8</b>

*This information 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.*

## WEDNESDAY, NOVEMBER 15 • 11:00 A.M.

Auction to be held at the Patterson Community Club, Patterson IL (formerly Patterson School)

### Worrell Land Services, LLC

IL Broker Lic. #481.012275  
Jacksonville, Illinois  
217.245.1618  
[Worrell-LandServices.com](http://Worrell-LandServices.com)

### Darrell Moore, Auctioneer

IL Lic. #440.000506  
Jacksonville, Illinois  
217.473.5486  
[Auctionzip.com](http://Auctionzip.com) (#16215)

### Richard Gillingham

Representing Attorney  
Gillingham Abstract & Title Company  
Carrollton, Illinois  
217.942.5244



**WEDNESDAY, NOVEMBER 15 · 11:00 A.M.**

Auction to be held at the Patterson Community Club, Patterson IL (formerly Patterson School)

**31 ACRES IN NORTHERN GREENE COUNTY, ILLINOIS**  
**FARMLAND AUCTION**

Seller: E E & S Farms, LLC.

Highly Productive Tract · 94% Tillable · Excellent Location



2240 West Morton Avenue, Jacksonville, IL 62650