



**FRIDAY, DECEMBER 8 · 11:00 A.M.**

Auction to be held at the St. Luke Parish Hall, 170 N. Main in Virginia

## CASS COUNTY, ILLINOIS FARMLAND AUCTION

158.25 ACRES · 3 TRACTS

SELLER: SATHER AGRICULTURE LP

Mostly Tillable · Partially Irrigated · Good Access · Strong Soils Tests



# CASS COUNTY, ILLINOIS FARMLAND AUCTION

158.25 ACRES · 3 TRACTS

SELLER: SATHER AGRICULTURE LP



**54.11 TAXABLE ACRES**

97% tillable  
(52.61 tillable acres)

Center-pivot irrigation

Good road access

130 productivity index

Soils tests:  
pH 6.66, P 185, K 413

**75.35 TAXABLE ACRES**

96% tillable  
(72.17 tillable acres)

Good road access

132 productivity index

Soils tests: P 163, K 517

**28.79 TAXABLE ACRES**

90% tillable  
(26.02 tillable acres)

Good road access

115.5 productivity index

Soils tests: P 104, K 393

**Property Location:**

4.5 miles Southwest of Oakford or 7.5 miles Northeast of Chandlerville in Cass County, Illinois (S29-T19N-R8W)

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**Worrell Land Services, LLC**

IL Broker Lic. #481.012275

Jacksonville, Illinois

217.245.1618

Worrell-LandServices.com



**Darrell Moore, Auctioneer**

IL Lic. #440.000506

Jacksonville, Illinois

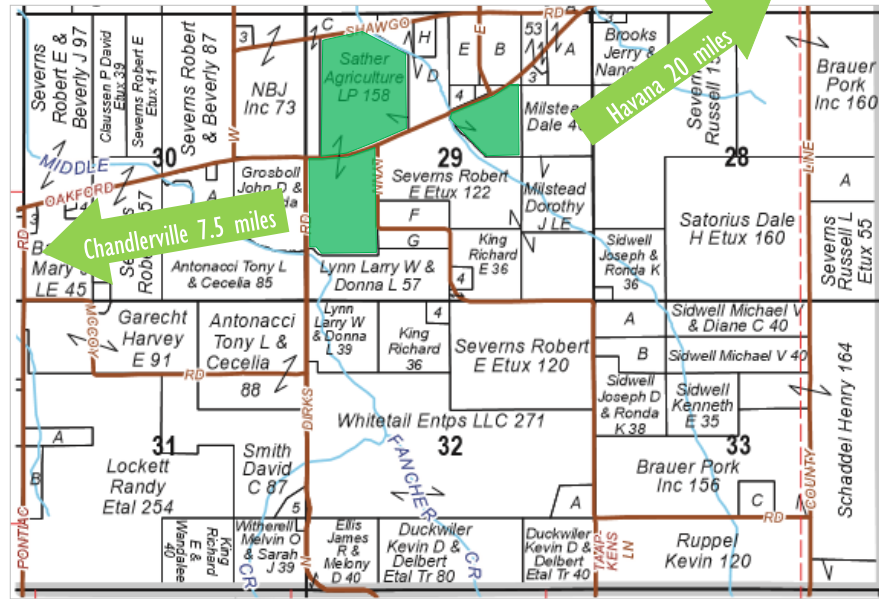
217.473.5486

Auctionzip.com (#16215)



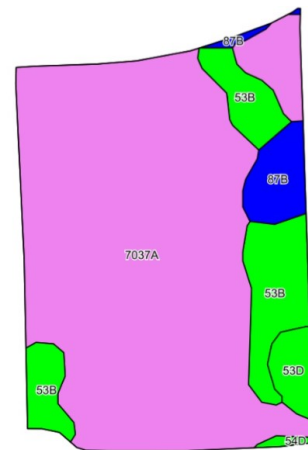
## ABOUT THE TRACTS

These are strong income-producing farmland tracts in Cass County, Illinois with little waste in the form of non-productive acres. Tract 1 is on a center pivot irrigation system. Easy access is available from all weather roads. Soils tests indicate high fertility. Topography is level. The property is located 4.5 miles Southwest of Oakford or 7.5 miles Northeast of Chandler-ville in Cass County, Illinois (S29-T19N-R8W). Additional photos may be viewed online at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com). Or give us a call at 217.245.1618 for more information!



### TRACT 1 - 54.11 TAXABLE ACRES

- 97% tillable (52.61 tillable acres)
- Center-pivot irrigation
- Good road access
- 130 productivity index rating
- Soils tests: pH 6.66, P 185, K 413

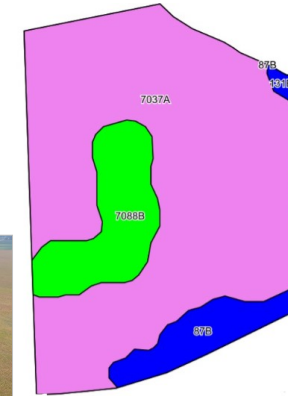


Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
7037A	Worthen silt loam, 0-2% slopes, rarely flooded	41.11	78.1%	142
53B	Bloomfield fine sand, 1-7% slopes	7.36	14.0%	84
87B	Dickinson sandy loam, 2-5% slopes	2.48	4.7%	103
53D	Bloomfield fine sand, 7-15% slopes	1.45	2.8%	79
54D	Plainfield sand, 7-15% slopes	0.21	0.4%	71
Weighted Productivity Index Average				130



### TRACT 2 - 75.35 TAXABLE ACRES

- 96% tillable (72.17 tillable acres)
- Good road access
- 132 productivity index
- Soils tests: p 163, k 517

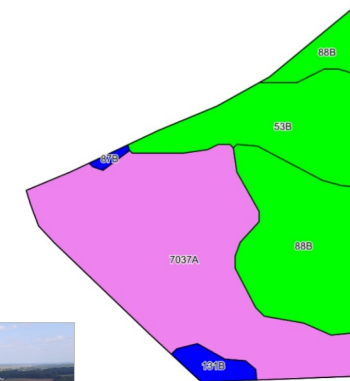


Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
7037A	Worthen silt loam, 0-2% slopes, rarely flooded	56.35	78.1%	142
7088B	Sparta loamy sand, 1-6% slopes, rarely flooded	9.72	13.5%	92
87B	Dickinson sandy loam, 2-5% slopes	5.64	7.8%	103
131B	Alvin fine sandy loam, 2-5% slopes	0.46	0.6%	110
Weighted Productivity Index Average				132



### TRACT 3 - 28.79 TAXABLE ACRES

- 90% tillable (26.02 tillable acres)
- Good road access
- 115.5 productivity index
- Soils tests: P 104, K 393



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
7037A	Worthen silt loam, 0-2% slopes, rarely flooded	12.92	49.7%	142
88B	Sparta loamy sand, Illinois till plain, 2-6% slopes	7.48	28.7%	91
53B	Bloomfield fine sand, 1-7% slopes	4.86	18.7%	84
131B	Alvin fine sandy loam, 2-5% slopes	0.64	2.5%	110
87B	Dickinson sandy loam, 2-5% slopes	0.12	0.5%	103
Weighted Productivity Index Average				115.5



## SALES 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 December 29, 2017. The property is free of any tenant's rights for 2018. Seller will convey by Warranty Deed, and will furnish title insurance in amount of the purchase price. Sellers will pay the 2017 real estate taxes payable in 2018 by giving Buyer(s) a credit against the purchase price or by tax escrow. 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 Sather Agriculture LP 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. Each tract to be sold separately and not offered back in any combination. 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 these properties. ANNOUNCEMENTS MADE BY THE BROKER AND/OR AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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