



# MACOUPIN COUNTY, ILLINOIS AG/REC COMBO LAND AUCTION

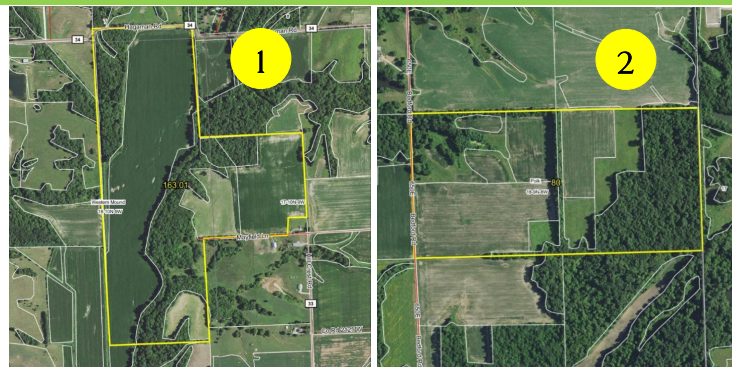
**SATURDAY, MARCH 3 · 9:00 A.M.**

Auction to be held at the Chesterfield Community Club · 115 N. Street Dr., Chesterfield, IL

**243.01± ACRES · 2 TRACTS**

Seller: Dennis Sagez

**Nice Combination of Tillable, CRP  
and Recreational Acreage**



# MACOUPIN COUNTY, ILLINOIS AG/REC COMBO LAND AUCTION

**243.01± ACRES · 2 TRACTS**

**TRACT 1  
163.01± TAXABLE ACRES**

- 67% income-producing land with 91.02 acres in row crop and 19 acres in CRP
- Many recreational features
- Located 12 miles West of Carlinville in 7,17&18-10N-9W

**TRACT 2  
80± TAXABLE ACRES**

- 58% income-producing land with 36.47 row crop acres and 10.1 acres in CRP
- Great recreational opportunities
- Located 7 miles Southwest of Carlinville in 18-9N-8W



For more information, call 217.245.1618 or  
visit [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)



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**Worrell Land Services, LLC**  
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Jacksonville, Illinois  
217.245.1618  
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**Darrell Moore, Auctioneer**  
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## TRACT 1 · 163.01± TAXABLE ACRES

Of the 163.01± acres, 91.02 acres are in row crop and 19 acres are in CRP making it 67% income-producing land. The annual CRP income is \$4,402 through 2026, which averages to \$231.68 per acre – a strong, long-term CRP payment. The farm has great recreational features including excellent timber that has not been logged in many years. The tillable land consists of two fields, both of which have good road access. Soils include Wakeland, Keomah, Rozetta, Hickory and Elco, with an average Productivity Index rating of 124.1.

**Taxes:** \$1,931.02

**Minerals:** In tact

**Topography of tillable acreage:** Level to rolling

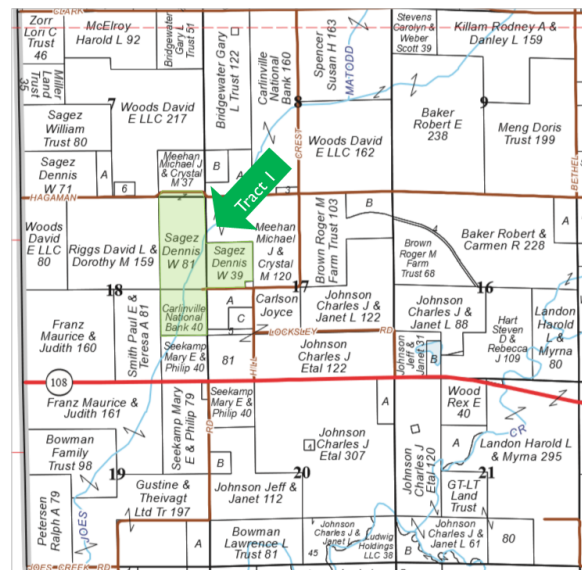
**Free of tenant's rights for 2018**



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
3333A	Wakeland silt loam, 0-2% slopes, frequently flooded	67.70	74.4%	128
17A	Keomah silt loam, 0-2% slopes	13.99	15.4%	119
279B	Rozetta silt loam, 2-5% slopes	4.88	5.4%	119
8D2	Hickory silt loam, 10-18% slopes, eroded	3.09	3.4%	82
119C2	Elco silt loam, 5-10% slopes, eroded	1.08	1.2%	104
8F	Hickory silt loam, 18-35% slopes	0.28	0.3%	65
Weighted Productivity Index Average				124.1

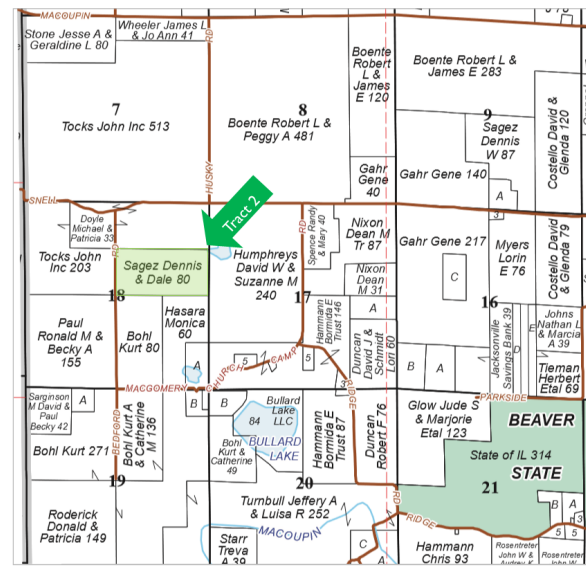


## PROPERTY LOCATIONS



**Tract 1**  
Macoupin County  
Western Mound  
7,17&18-10N-9W  
12 mi W of Carlinville

**Tract 2**  
Macoupin County  
Polk  
18-9N, 8W  
7 mi SW of Carlinville



## TRACT 2 · 80± TAXABLE ACRES

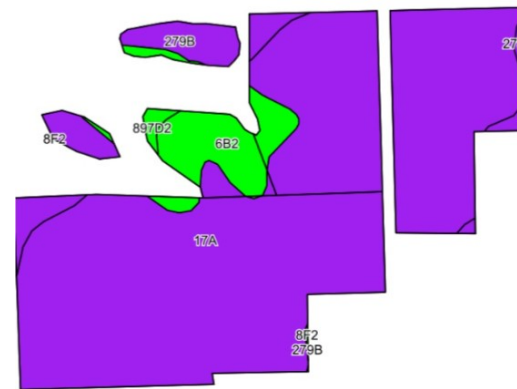
This 80± acre parcel is comprised of 36.47 row crop acres, all of which are NHLE, and 10.1 acres in CRP making it 58% income-producing land. Annual CRP income totals \$2,357, an average of \$233.37 per acre, and runs through 2027. The farm is a really nice mix of income-production and recreational opportunities. The timber is mature, as it has not been logged in many years. Soil types include Keomah, Fishhook and Rozetta, with an average Productivity Index rating of 116.6.

**Taxes:** \$457.76

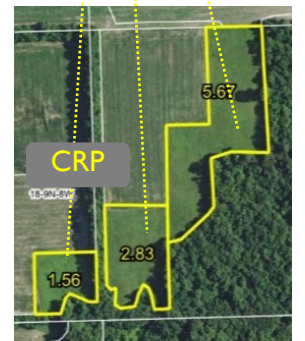
**Minerals:** In tact

**Topography of tillable acreage:** Level to rolling

**Free of tenant's rights for 2018**



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
17A	Keomah silt loam, 0-2% slopes	30.54	83.7%	119
6B2	Fishhook silt loam, 2-5% slopes, eroded	2.58	7.1%	90
279B	Rozetta silt loam, 2-5% slopes	1.83	5.0%	119
279A	Rozetta silt loam, 0-2% slopes	1.14	3.1%	120
897D2	Bunkum-Atlas silt loams, 10-18% slopes, eroded	0.38	1.0%	87
Weighted Productivity Index Average				116.6



## SALE TERMS

Upon conclusion of auction, Seller 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 April 3, 2018. Possession will be given at closing. 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. Seller will pay the 2017 real estate taxes payable in 2018 by giving Buyer(s) a credit against the purchase price. Buyer will pay the 2018 real estate taxes and all years thereafter. 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 Dennis Sagez 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 Seller's 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. 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 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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