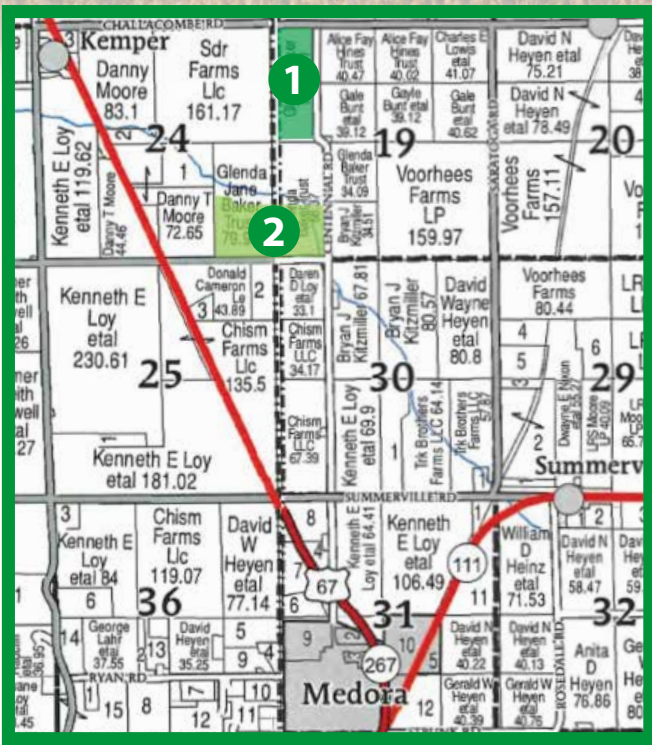


MACOUPIN & JERSEY COUNTIES, IL

FARMLAND AUCTION

Friday, January 3 at 10:00 am

Auction to be held at the Jerseyville K of C Hall, 307 North State Street, Jerseyville, Illinois



Both tracts are located approximately 1.5 miles north of Medora just east of Highway 267 along Centennial Road.

Tract 1
55± Acres
Nearly 100% Tillable Farmland, Class A

Tract 2
74± Acres
82% Tillable Farmland, Hunting Potential

Additional details, maps, and photos are available at www.Worrell-LandServices.com

Seller: Glenda Jane Baker as Trustee under the Glenda Jane Baker

Declaration of Trust Dated March 1, 2007, Susan Jenkins and Todd Michael Barkley

Representing Attorneys: Richard Gillingham (217.942.5244) and Kristine Tuttle (618.498.2167)



Allan Worrell



Darrell Moore

Seller's Agent:

Allan Worrell
217.473.3418

Auctioneer:

Darrell Moore
IL Lic. 440.000506

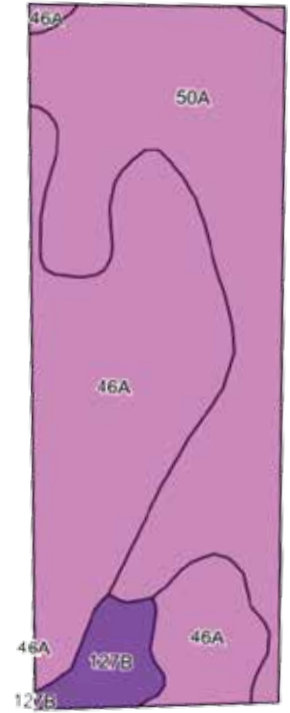


TRACT 1

55± TAXABLE ACRES NEARLY 100% TILLABLE, CLASS A

The crème de le crème of farmland is often described as being “flat, black and square”. This highly-productive tillable tract can check all three of those boxes (though technically it is rectangular in shape!). The tract is almost entirely in row crop production and is comprised of Class A tillable soils carrying a weighted Productivity Index Rating of 133.8. The farm’s clean layout and road access from two sides make it an easy-to-farm tract, even with large modern equipment. The farm is free of tenant’s rights for the 2020 cropping season.

- Location: Macoupin County Section 19 – Township 9N – Range 9W
- Access: From Challacombe Road to the north and Centennial Road to the east
- Productivity Index Rating: 133.8
- Primary Soil Types: Virden, Herrick, Harrison
- Topography: Level to gently rolling
- 2018 Taxes: \$1,428.80
- Mineral Rights: In tact
- Acreage: Tract 1 is selling based on taxable acreage. Taxable acreage is 55 acres. USDA tillable acreage is recorded at 57.83 acres. Bidders may verify acreage to their satisfaction prior to the auction.



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
50A	Virden silty clay loam, 0-2% slopes	26.53	48.2%	135
46A	Herrick silt loam, 0-2% slopes	25.62	46.6%	133
127B	Harrison silt loam, 2-5% slopes	2.85	5.2%	129

Weighted Productivity Index Average 133.8



Sales Terms Summary: 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 January 31, 2020. Possession will be given at closing subject to tenant’s rights which terminate February 28, 2020. The property is free of tenant’s rights for the 2020 cropping season. Seller will convey by Trustee’s Deed, and will furnish title insurance in amount of the purchase price. Seller will pay the 2019 real estate taxes payable in 2020 by giving Buyer(s) a credit against the purchase price. 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 Glenda Jane Baker as Trustee under the Glenda Jane Baker Declaration of Trust Dated March 1, 2007, Susan Jenkins and Todd Michael Barkley 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, provided however, Seller does not warrant the number of acres in each tract sold separately. (Buyer(s) should determine for themselves the number of acres in each tract.) 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. PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

TRACT 2

74± ACRES
APPROX. 82% TILLABLE,
HUNTING POTENTIAL

This 74± acre tract offers a high percentage of productive tillable farmland. Approximately 60.6± acres are in row crop production and carry a Class B weighted Productivity Index Rating of 117.4. Each of the three tillable fields are easily accessible from public roads. The large, tillable field in the center of the tract is NHEL; the smaller tillable fields on the western and eastern edges of the property are HEL. The farm is free of tenant's rights for the 2020 cropping season.

Two wooded draws contain veiled hunting potential and produce abundant field edge for wildlife to enjoy. Connecting wildlife habitat borders to the north. If your primary goal is to acquire additional farmable acreage, and you also want a spot to dabble in some hunting, this tract is for you.

- Location: Macoupin County Section 19 – Township 9N – Range 9W and Jersey County Section 24 – Township 9N – Range 10W
- Access: From Centennial Road to the east and Apple Trees Road to the south
- Productivity Index Rating: 117.4
- Primary Soil Types: Harrison, Assumption, Elco
- Topography: Level to gently rolling
- Taxes: To be assessed upon recording of new deeds
- Mineral Rights: In tact
- Acreage: Acreage approximation is calculated based on a pending survey of the property that adjoins to the north. The survey is scheduled to be completed prior to the auction at which point any variance from the previously advertised acreage will be announced.



Code	Soil Description	Acres	% of Field	Illinois Crop Productivity Index
127B	Harrison silt loam, 2-5% slopes	21.35	35.3%	129
259C2	Assumption silt loam, 5-10% slopes, eroded	12.32	20.3%	111
119C2	Elco silt loam, 5-10% slopes, eroded	12.02	19.8%	104
582B	Homen silt loam, 2-5% slopes	8.09	13.3%	108
438B	Aviston silt loam, 2-5% slopes	2.47	4.1%	136
46A	Herrick silt loam, 0-2% slopes	1.83	3.0%	133
119C2	Elco silt loam, 5-10% slopes, eroded	1.39	2.3%	104
50A	Virden silty clay loam, 0-2% slopes	0.67	1.1%	135
538B2	Emery silt loam, 2-5% slopes, eroded	0.42	0.7%	120
82	Hickory silt loam, 10-18% slopes, eroded	0.06	0.1%	82

Weighted Productivity Index Average 117.4





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www.Worrell-LandServices.com

Macoupin & Jersey Counties, IL

 **FARMLAND
AUCTION**

129± Acres · 2 Tracts

Located 1.5± miles North of Medora

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307 North State Street, Jerseyville, IL 62052**

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 **FARMLAND
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north of Medora
just east of Highway 267
along Centennial Road**

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represented by



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 owners or their agents. Boundaries on maps and photos are approximate. Worrell Land Services, LLC is acting as the seller's agent.