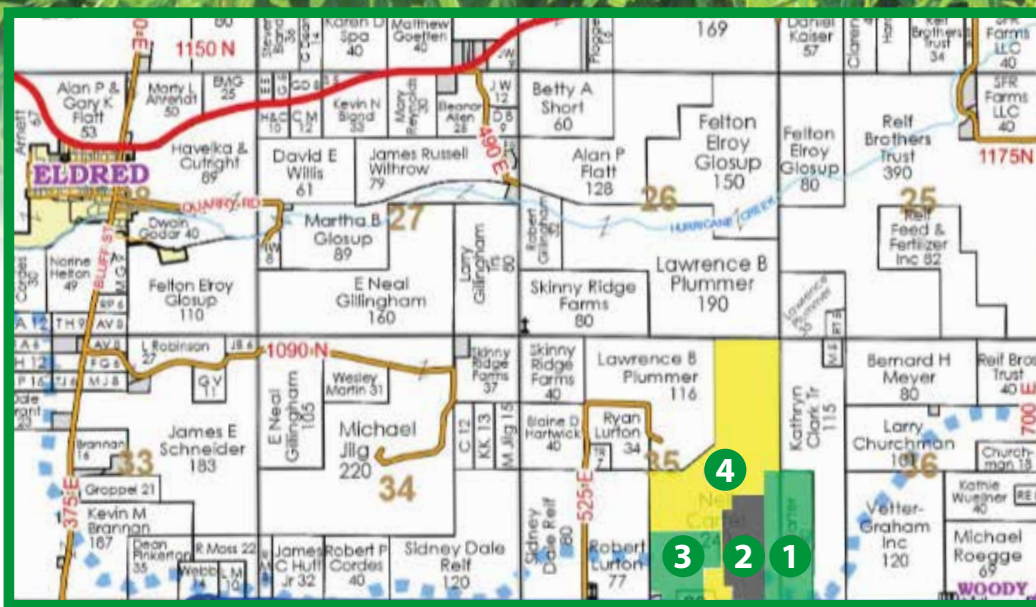


# Greene County, IL

# FARMLAND AUCTION

**Friday, December 13 at 10:00 am**

**Auction to be held at the Carrollton United Methodist Church  
426 Maple Street, Carrollton, Illinois**



**Additional details, maps, and photos are available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com).  
Thank you to the Carter family for the honor of working on their behalf!**

Tracts are located approximately 8 miles Southwest of Carrollton along Woody Blacktop (County Road 20) in Sections 35 & 36-Township 10N-Range 13W. All tracts are accessible from Woody Blacktop to the South. Taxes will be assessed upon recording of new deeds.

**Seller: Emma Lou Carter Trust #8-06 and Richard Neil Carter Trust #8-06 Trustee: Lynn Carter  
Representing Attorney: Richard Gillingham, 217.942.5244**



Allan Worrell



Darrell Moore

**Seller's Agent:**

**Allan Worrell**  
217.473.3418

**Auctioneer:**

**Darrell Moore**  
IL Lic. 440.000506



# TRACT 1

## 60.61± ACRES | NEARLY 100% TILLABLE, CLASS A

A complete package of quality, size, location and access, this tract has an exceptional collection of attributes. According to USDA data, 60.61± acres are in row crop production and carry a Class A soil productivity index rating of 134.5 making it a workhorse of a producer. Some field tile has been installed in the Northeast corner of this tract to assist with drainage.

- Primary Soil Types & PI: Atterberry, Sable, Greenbush, Virden - 134.5
- Topography: Level to gently rolling
- Boundary: Tracts 1 and 2 are currently being farmed as one tract. Property line will be marked upon survey completion.



# TRACT 2

## 47.81± ACRES | NEARLY 100% TILLABLE, CLASS A

Another high-quality tract of tillable farmland, Tract 2 carries a Class A soil productivity index rating of 132.9, indicating its income-producing capabilities. According to USDA data, 47.81± acres are in row crop production. Some field tile has been installed to aid with drainage capabilities.

- Primary Soil Types & PI: Virden, Atterberry, Greenbush - 132.9
- Topography: Level to gently rolling
- Boundary: Tracts 1 and 2 are currently being farmed as one tract. Property line will be marked upon survey completion.



TRACT 1	Code	Soil Description	Acres	% of Field	ICPI*
	61A	Atterberry silt loam, 0-2% slopes	23.94	39.5%	132
	68A	Sable silty clay loam, 0-2% slopes	17.83	29.4%	143
	675C2	Greenbush silt loam, 5-10% slopes, eroded	10.58	17.5%	125
	675B	Greenbush silt loam, 2-5% slopes	4.28	7.1%	133
	47A	Virden silt loam, 0-2% slopes	3.98	6.6%	138
<b>Weighted Productivity Index Average 134.5</b>					
TRACT 2	Code	Soil Description	Acres	% of Field	ICPI*
	47A	Virden silt loam, 0-2% slopes	14.80	31.0%	138
	61A	Atterberry silt loam, 0-2% slopes	13.24	27.7%	132
	675B	Greenbush silt loam, 2-5% slopes	11.36	23.8%	133
	257B	Clarksdale silt loam, 2-5% slopes	2.94	6.1%	127
	280gD2	Fayette silt loam, glaciated, 10-18% slopes, eroded	2.76	5.8%	109
	68A	Sable silty clay loam, 0-2% slopes	2.35	4.9%	143
	280gC2	Fayette silt loam, glaciated, 5-10% slopes, eroded	0.20	0.4%	113
	675C2	Greenbush silt loam, 5-10% slopes, eroded	0.16	0.3%	125
<b>Weighted Productivity Index Average 132.9</b>					
TRACT 3	Code	Soil Description	Acres	% of Field	ICPI*
	675B	Greenbush silt loam, 2-5% slopes	21.72	61.4%	133
	280gC2	Fayette silt loam, glaciated, 5-10% slopes, eroded	7.60	21.5%	113
	280gD2	Fayette silt loam, glaciated, 10-18% slopes, eroded	3.17	9.0%	109
	675C2	Greenbush silt loam, 5-10% slopes, eroded	2.50	7.1%	125
	280B	Fayette silt loam, glaciated, 2-5% slopes	0.36	1.0%	121
<b>Weighted Productivity Index Average 125.9</b>					

\*Illinois Crop Productivity Index

**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 24, 2020. Possession will be given at closing subject to tenant's rights. The property is free of any tenant's rights for 2020. 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 Lynn Carter as Trustee of Emma Lou Carter Trust #8-06 and Richard Neil Carter Trust #8-06 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.

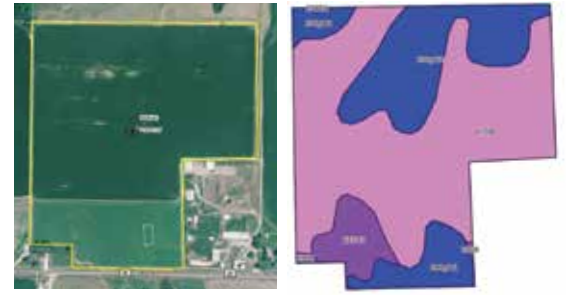
Additional details, maps, and photos are available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)

## TRACT 3

### 35.35± ACRES | NEARLY 100% TILLABLE

According to USDA data, this 35.35± acre farm is nearly entirely tillable. Its size, access and quality present a great opportunity to expand your row crop operation. The tract carries a solid productivity index rating of 125.9. Some field tile is present on the tract.

- Primary Soil Types & PI: Greenbush, Fayette - 125.9
- Topography: Level to gently rolling



## TRACT 4

### 142.70± ACRES | PASTURE, TILLABLE, HOMESTEAD

A cattle farmer's dream, this property has it all – a stately home, high-quality outbuildings and grain storage facilities, well-maintained cattle lots including a fenced-lane connecting to pasture with ample water sources, 23.44± acres of tillable farmland (117.4 PI), and more.

#### About the improvements:

- 36' x 106' pole frame shed
- 40' x 50' shed/workshop with concrete flooring and electricity
- Four grain bins, total capacity exceeding 27,000 bushels
- Four cattle sheds: 1) 24' x 32', 2) 20' x 24', 3) 24' x 32', 4) 18' x 20'
- 38' x 68' grainery/lean-to
- Three hay/machine sheds: 1) 45' x 45', 2) 40' x 45', 3) 44' x 60'

#### About the home:

Featuring hardwood flooring, lots of natural light, and "good bones," this graceful farmhouse makes a grand statement along the countryside – a perfectly tranquil setting.

- Approx. Square Feet: 2,900
- Bedrooms: 4
- Bathrooms: 2
- Garage: Attached 2-car

Dimensions are approximate. Updated measurements available online 11/12/19. Additionally, a list of personal property that does not sell with Tract 4 will soon be available. This property is currently running cattle. The buildings, bins and pasture will be available for Buyer use on March 1, 2020.

**OPEN HOUSE! Monday, December 2, 2019, 4:00-7:00PM at 524 Woody Road**



There's more to say than space allows! Additional photos and details, including soils information is available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com).

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www.Worrell-LandServices.com

**Greene County, IL**

# **FARMLAND AUCTION**

**283.35± Acres · 4 Tracts**

*(Subject to survey)*

**Located 8± miles Southwest of Carrollton**

**Friday, December 13 at 10:00AM**

**Auction Location: Carrollton United Methodist Church  
426 Maple Street, Carrollton, Illinois**

**Greene County, IL**

# **FARMLAND AUCTION**

**283.35± Acres · 4 Tracts**

*(Subject to survey)*

- Tract 1: 60.61± Acres | Nearly 100% Tillable, Class A
- Tract 3: 35.35± Acres | Nearly 100% Tillable

- Tract 2: 47.81± Acres | Nearly 100% Tillable, Class A
- Tract 4: 142.70± Acres | Pasture, Tillable, Homestead

**Friday, December 13 at 10:00AM**

**Auction Location: Carrollton United Methodist Church  
426 Maple Street, Carrollton, Illinois**

**Seller: Emma Lou Carter Trust #8-06 and Richard Neil Carter Trust #8-06**

**Trustee: Lynn Carter**

*Located 8± miles SW  
of Carrollton along  
Woody Blacktop*

*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. Aerial FSA images taken July 10, 2014. Worrell Land Services, LLC is acting as the seller's agent for the Carter family.*