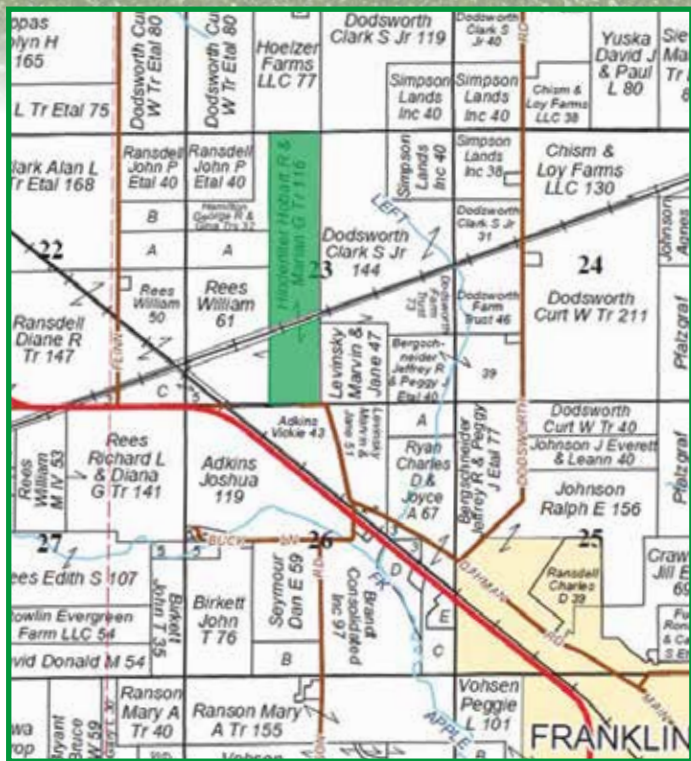


# MORGAN COUNTY, IL

# FARMLAND AUCTION

## Thursday, September 30 at 10:00am

Auction to be held at the Pathway Services Community Room,  
1905 W. Morton Ave., Jacksonville, IL 62650. Traditional in-person bidding.



116.39± Taxable  
Acres Selling in  
1 Tract

All Tillable Tract

Class A Soils  
with 142.6 PI

Additional Income  
from APEX  
Wind Energy

Great Production  
History

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

Seller: Hobart R. Hinderlter Revocable Living Trust & Marian G. Hinderlter Revocable Living Trust

Representing Attorney: Dan Beard · Bellatti Fay Bellatti & Beard LLP · Jacksonville, IL · 217.408.0686



Luke Worrell



Darrell Moore

**Managing Broker:**

**Luke Worrell**  
217.473.7039

**Auctioneer:**

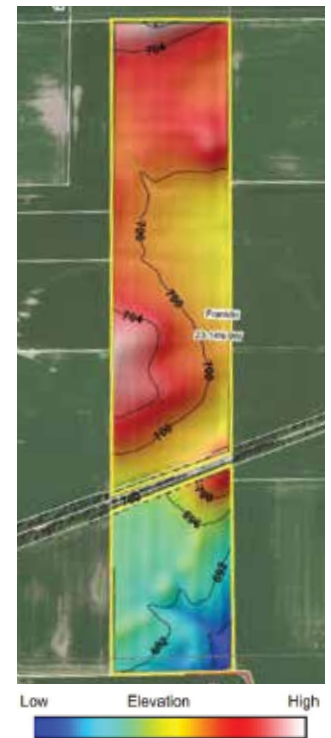
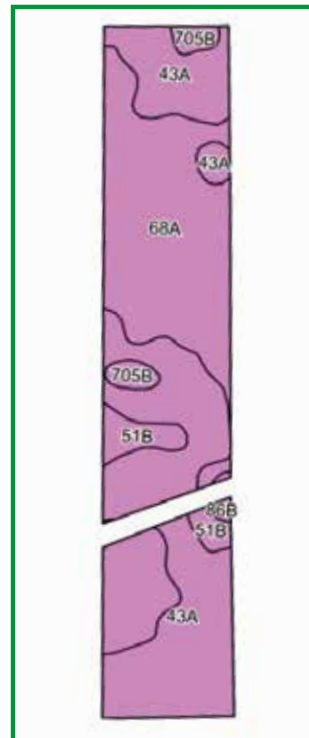
**Darrell Moore**  
IL Lic. 440.000506



# A RARE OPPORTUNITY IN MORGAN COUNTY, ILLINOIS!

This 116.39± taxable acre tract is entirely tillable with highly-productive soils resulting in an extremely strong 142.6 PI rating. It is a great producer with exceptional 5-year averages of 232.56 bu/acre corn and 67.40 bu/acre beans. Recent soils tests from 2018 show strong fertility with averages of PH 6.4 – P 48 – K330. This farm also is enrolled in the APEX Wind Energy project with three underground cables placed in its northern section. Subsequent future payments based on this project's output will add an additional revenue stream to the new owner. Tenancy is open for the 2022 farming season. ***As great as they come, don't let this farm be the one that got away!***

- **Seller:** Hobart R. Hinderliter Revocable Living Trust & Marian G. Hinderliter Revocable Living Trust
- **Auction Format:** Traditional in-person bidding. Check [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com) on September 27 for health and safety precautions based on most recent COVID-19 status in Morgan County.
- **Property Location:** One-mile Northwest of Franklin in Central Morgan County, Illinois Section 23 – Township 14N – Range 9W
- **Acreage:** 116.39± taxable acres; 117.78± USDA tillable acres. Tract is selling by the acre based on taxable acreage. Bidders may verify acreage to their satisfaction prior to the auction.
- **Access:** From Dahman Road along the Southern boundary
- **Productivity Index Rating:** 142.6
- **Soil Types:** Ipava, Sable, Muscatune, Buckhart, Osco
- **Topography:** Level
- **Parcel Numbers:** 14-23-100-003 and 14-23-300-003
- **2020 Taxes (Payable 2021):** \$5,100.50



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0 to 2 percent slopes	56.62	48.1%	142
68A	Sable silty clay loam, 0 to 2 percent slopes	51.00	43.3%	143
51B	Muscatune silt loam, 2 to 5 percent slopes	6.27	5.3%	146
705B	Buckhart silt loam, 2 to 5 percent slopes	3.23	2.7%	141
86B	Osco silt loam, 2 to 5 percent slopes	0.66	0.6%	140
<b>Weighted Productivity Index Average</b>				<b>142.6</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 November 11, 2021. Possession will be given at closing. The property is free of any tenant's rights for 2022. Seller will convey by Trustee's Deed, and will furnish title insurance in amount of the purchase price. Seller will pay the 2021 real estate taxes payable in 2022 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 the Hobart R. Hinderliter Revocable Living Trust & Marian G. Hinderliter Revocable Living Trust 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. 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. 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.



2240 West Morton Avenue, Jacksonville, IL 62650  
217.245.1618 · info@Worrell-LandServices.com  
www.Worrell-LandServices.com

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**Land Appraisals**

***Harvesting Your  
Land's Potential***

**Morgan County, IL**



**FARMLAND  
AUCTION**

**Located northwest  
of Franklin, Illinois**

**Thursday, September 30  
at 10:00am CST**

**Traditional In-Person Bidding**

**116.39± Taxable Acres  
Selling in 1 Tract**



*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.*