

# SANGAMON COUNTY, IL



# FARMLAND AUCTION

**Thursday, October 28 at 10:00am**

Auction to be held at the Sherman Athletic Club, 300 1st Street, Sherman, IL 62684. Traditional in-person bidding.



Both tracts are located in Northern Sangamon County, just outside of Sherman.

## Tract 1

- 63.3± Acres
- High Class A Soils
- 96% Tillable

## Tract 2

- 26.88± Acres
- High Class A Soils
- Nearly 100% Tillable

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

**Sellers:** David Myers Estate, Patricia Gay Myers & Edward Roy Myers **Representing Attorney:** Andrew White - Bellatti, Barton, Cochran & White LLC · 217.793.9300

**Auction Format:** Traditional in-person bidding. Check [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com) on October 25 for health and safety precautions based on most recent COVID-19 status in Sangamon County.



Luke Worrell



Darrell Moore

## Managing Broker:

**Luke Worrell**

217.473.7039

## Auctioneer:

**Darrell Moore**

IL Lic. 440.000506



# TRACT 1

## 63.3± TAXABLE ACRES HIGH CLASS A SOILS 96% TILLABLE

This is a tremendous opportunity to own a top-tier Class A parcel in a competitive farming community just outside of Sherman. This highly-productive farm consists of 63.3± taxable acres of which 60.73± are in row crop production. Comprised primarily of Osco and Ipava soils, the Productivity Index Rating is an impressive 140.5. The farm's clean layout and road access from the North make it an easy-to-farm tract, even with large modern equipment. Utilities run along Sudduth Road should the new owner have aspirations to build a homesite. The buyer will assume the \$350/acre cash rent lease which runs through the 2022 cropping season.

**Property Location:** Sangamon County, IL  
S24-T17N-R5W

**Acreage:** 63.3± taxable acres; 60.73± USDA tillable acres. Acreage is approximate and subject to survey. The survey is scheduled to be completed prior to the auction at which point any variance from the previously advertised acreage will be announced.

**Access:** From Sudduth Road along the Northern boundary

**Productivity Index Rating:** 140.5 (High Class A)

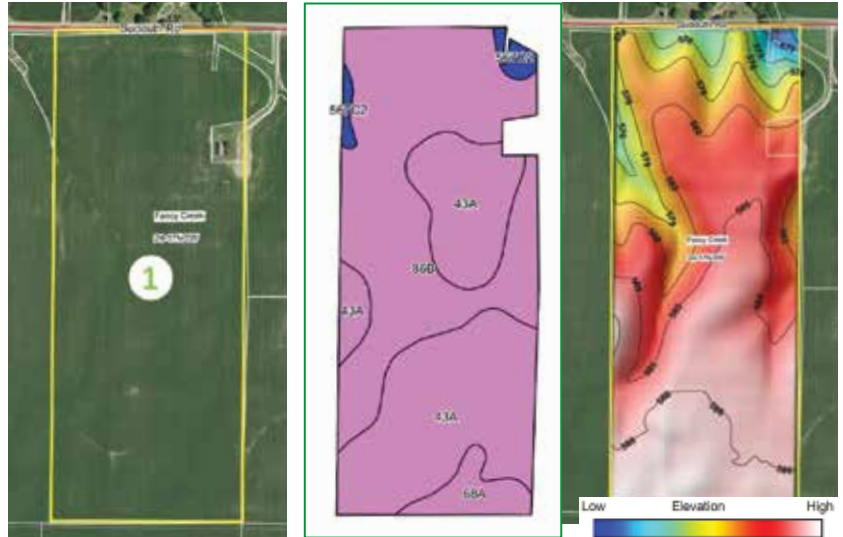
**Primary Soil Types:** Osco & Ipava

**Topography:** Level

**Outbuilding:** An older metal shed to store small equipment

**Parcel Numbers:** 6-24.0-300-008, 6-24.0-300-005, 6-24.0-300-007

**2020 Taxes (Payable 2021):** \$2,681.08



Code	Soil Description	Acres	% of Field	ICPI*
86B	Osco silt loam, 2-5% slopes	29.31	48.3%	140
43A	Ipava silt loam, 0-2% slopes	27.22	44.8%	142
68A	Sable silty clay loam, 0-2% slopes	2.87	4.7%	143
567C2	Elkhart silt loam, 5-10% slopes	1.33	2.2%	116

**Weighted Productivity Index Average 140.5**

\*Illinois Crop Productivity Index



**Sales Terms Summary:** 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 9, 2021. Possession will be given at closing. The property is leased through the 2022 growing season; buyer will assume the lease. Sellers will convey by Executor's Deed, and will furnish title insurance in amount of the purchase price. Sellers 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 Sellers' agent for the David Myers Estate, Patricia Gay Myers & Edward Roy Myers 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. 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.

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# TRACT 2

## 26.88± TAXABLE ACRES HIGH CLASS A SOILS NEARLY ALL TILLABLE

Exceptional soils. Manageable size. Great location. Easy access. This 26.88± acre tract marks all those checkboxes and more! USDA data indicates the tract is nearly all tillable, with 26.84± acres in row crop production. The Productivity Index Rating is a remarkably high-Class A 141.6 (on a 147-point scale). Access the farm from the West off of Andrew Road/ IL 124 without even having to go through town. As the village of Sherman continues to grow, the adjoining location of this tract has the potential to attract developmental buyers down the road should diversifying your portfolio become of interest. The buyer will assume the \$350/acre cash rent lease which runs through the 2022 cropping season.

**Property Location:** Sangamon County, IL S25-T17N-R5W

**Acreage:** 26.88± taxable acres; 26.84± USDA tillable acres

**Access:** From Andrew Road/IL 124 along the Southern boundary

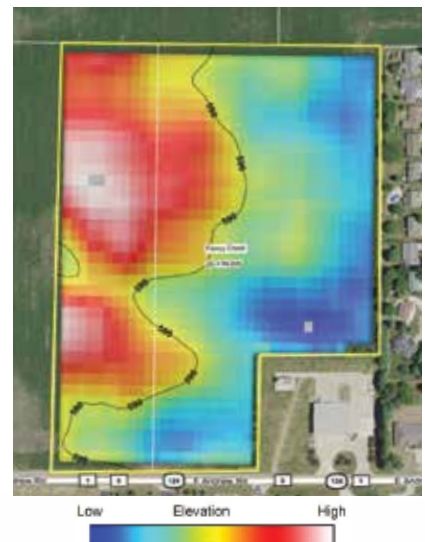
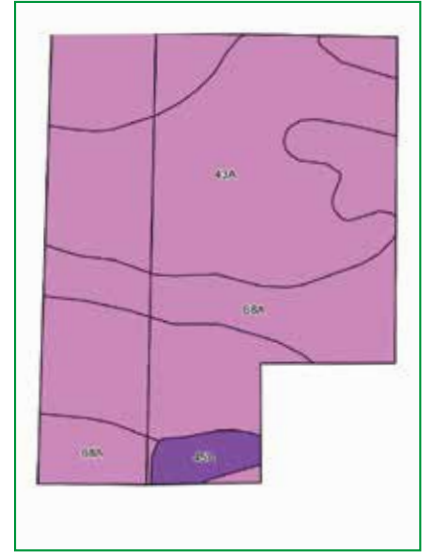
**Productivity Index Rating:** 141.6 (High Class A)

**Primary Soil Types:** Ipava & Sable

**Topography:** Level

**Parcel Numbers:** 6-25.0-100-025 & 6-25.0-100-024

**2020 Taxes (Payable 2021):** \$1,189.58



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	16.04	59.8%	142
68A	Sable silty clay loam, 0-2% slopes	9.91	36.9%	143
45A	Denny silt loam, 0-2% slopes	0.89	3.3%	118

**Weighted Productivity Index Average 141.6**

\*Illinois Crop Productivity Index



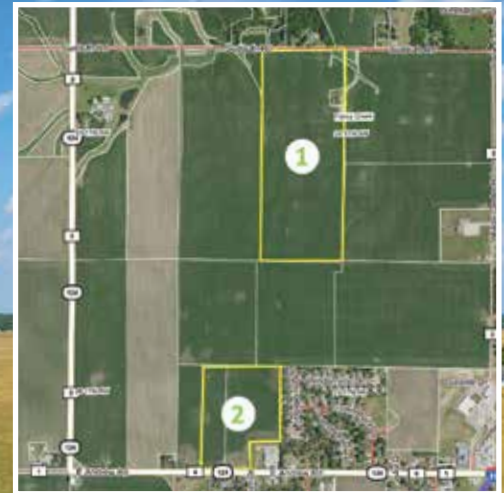
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# Sangamon County, IL FARMLAND AUCTION

90.18± Acres • 2 Tracts  
Located along the edge of Sherman

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