

MORGAN COUNTY, IL

Located just west
of Jacksonville

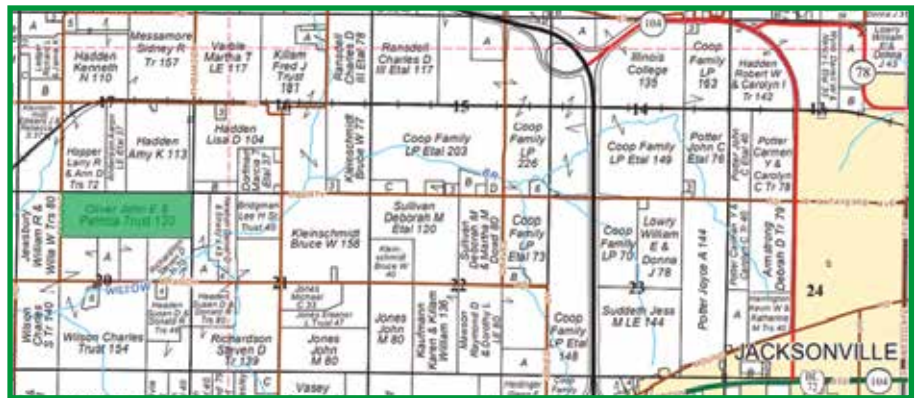
FARMLAND AUCTION

Friday, October 15 at 10:00am

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



- 120± Taxable Acres Selling in 1 Tract
- 98% Tillable Tract
- Class A Soils with 137.3 PI
- Historically Strong Yields
- Excellent Location



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

Seller: John E. Oliver Living Trust & Patricia Oliver Family Trust

Representing Attorney: Matt Smith · 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



98% TILLABLE CLASS A FARM

Now is your chance to purchase Class A farmland in an ag neighborhood that seldom sees land change hands!

This 120± acre tract is 98% tillable (117.39± acres USDA tillable) and boasts exceptional farmability with long rows, excellent access, and level topography. The farm's overall Productivity Index rating is an impressive Class A 137.3 with nearly 81% of the farm's soils carrying a PI of 140 or greater. Its historically strong yields should come as no surprise with 5-year averages of 227 bu/acre corn and 63 bu/acre beans. Soils tests from 2018 show good fertility with averages of PH 6.6 - P 81 - K362. This is a once-in-a-generation opportunity; come ready to bid on October 15!

Seller: John E. Oliver Living Trust & Patricia Oliver Family Trust

Auction Format: Traditional in-person bidding. Check website on October 11 for health and safety precautions based on most recent COVID-19 status in Morgan County.

Property Location: 3-miles West of Jacksonville in Western Morgan County, Illinois Section 20 – Township 15N – Range 11W

Acreage: 120± taxable acres; 117.39± USDA tillable acres

Access: From Reining Road along the Western boundary

Productivity Index Rating: 137.3 (Class A)

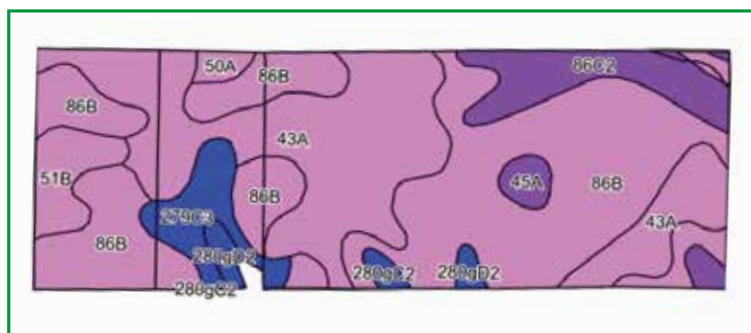
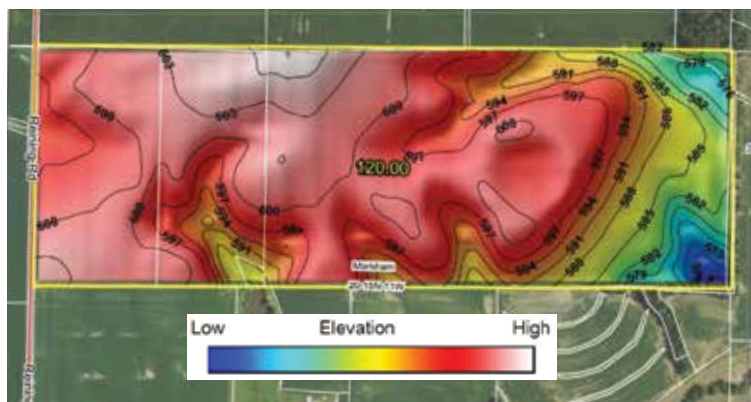
Primary Soil Types: Osco & Ipava

Topography: Level

Parcel Numbers: 08-20-100-004 & 08-20-200-01

2020 Taxes (Payable 2021): \$4,624.94

Tenancy: Open for the 2022 farming season



Code	Soil Description	Acres	% of Field	ICPI*
86B	Osco silt loam, 2-5% slopes	56.40	48.0%	140
43A	Ipava silt loam, 0-2% slopes	35.86	30.5%	142
86C2	Osco silt loam, 5-10% slopes	9.47	8.1%	131
279C3	Rozetta silty clay loam, 5-10% slopes	5.87	5.0%	103
51B	Muscataune silt loam, 2-5% slopes	4.50	3.8%	146
280gD2	Fayette silt loam, glaciated, 10-18% slopes	1.84	1.6%	109
45A	Denny silt loam, 0-2% slopes	1.57	1.3%	118
50A	Virden silty clay loam, 0-2% slopes	1.08	0.9%	135
280gC2	Fayette silt loam, glaciated, 5-10% slopes	0.80	0.7%	113
Weighted Productivity Index Average				137.3

*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 26, 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 John E. Oliver Living Trust & Patricia Oliver Family 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
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