

CASS COUNTY, IL

FARMLAND AUCTION

Tuesday, November 30 at 10:00am

Auction to be held at St. Luke's Parish Hall, 107 N. Main, Virginia, IL 62691



- 133.33± Taxable Acres Selling in One Tract
- 96% Tillable
- Class A Soils with 134.1 PI
- Adjoins WGM Elevator
- Strong Production History



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

Sellers: Vernon H. Emken, Linda Judd, Karl Kochman, and Laura Constant



Luke Worrell



Darrell Moore

Managing Broker:

Luke Worrell

217.473.7039

Auctioneer:

Darrell Moore

IL Lic. 440.000506



A DREAM COME TRUE IN CASS COUNTY!

A 96% tillable 133.33± acre Class A farmland tract with a strong yield history that directly neighbors the grain elevator. . . no, you're not dreaming! This Cass County, Illinois tract is the real deal!

Farm this beauty in nice long rows and enjoy county road access on two sides and lane access on a third. Not to be overlooked is the farm's strong yield history with 6-year averages of 207 bu/acre corn and 65 bu/acre beans. Of the 133.33± total taxable acres, 127.91± are in row-crop production according to USDA data. The tillable acreage is comprised primarily of Ipava and Osco soils and boasts a 134.1 Class A Productivity Index Rating. A gentle roll in the topography assists with drainage capabilities. Say goodbye to the hassle and expense of hauling grain with this farm's ideal location just across the street from Western Grain Marketing Elevator in Philadelphia.

Auction Format: In-person bidding. Check www.Worrell-LandServices.com for health and safety precautions based on most recent COVID-19 status in Cass County.

Property Location: Immediately Southwest of Philadelphia, IL in Cass County, Illinois Sections 16&17 – Township 17N – Range 9W

Acreage: 133.33± taxable acres, 127.91± USDA tillable acres

Access: From Philadelphia Road along the East and part of the South; from a field lane along the North

Productivity Index Rating: 134.1

Primary Soil Types: Ipava & Osco silt loams

Topography: Level to slightly rolling

Tenancy: Open for the 2022 cropping season

Parcel Numbers: 09-014-008-00, 09-014-010-00, 09-015-012-00, 09-015-016-01, 09-014-006-01

2020 Taxes (Payable 2021): \$6,287.02



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	54.79	42.8%	142
86B	Osco silt loam, 2-5% slopes	33.46	26.2%	140
965D2	Tallula-Bold silt loams, 10-18% slopes	11.95	9.3%	109
68A	Sable silty clay loam, 0-2% slopes	8.06	6.3%	143
962D2	Sylvan-Bold silt loams, 10-18% slopes	7.19	5.6%	98
567C2	Elkhart silt loam, 5-10% slopes	6.28	4.9%	116
36C2	Tama silt loam, 5-10% slopes	6.18	4.8%	129
Weighted Productivity Index Average				134.1

*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 31, 2021. Possession will be given at closing. The property is free of any tenant's rights for 2022. Sellers will convey by Warranty 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 Vernon H. Emken, Linda Judd, Karl Kochman, and Laura Constant 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 based on taxable acreage. Auctioneer reserves the right to set the bid increments. Sellers are 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

Cass County, IL
 **FARMLAND AUCTION**

133.33± Acres as 1 Tract

**Next to WGM Elevator
in Philadelphia**

Cass County, IL
 **FARMLAND AUCTION**

**Located next to
WGM Elevator
in Philadelphia**

**Tuesday, November 30
at 10:00am**

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

