

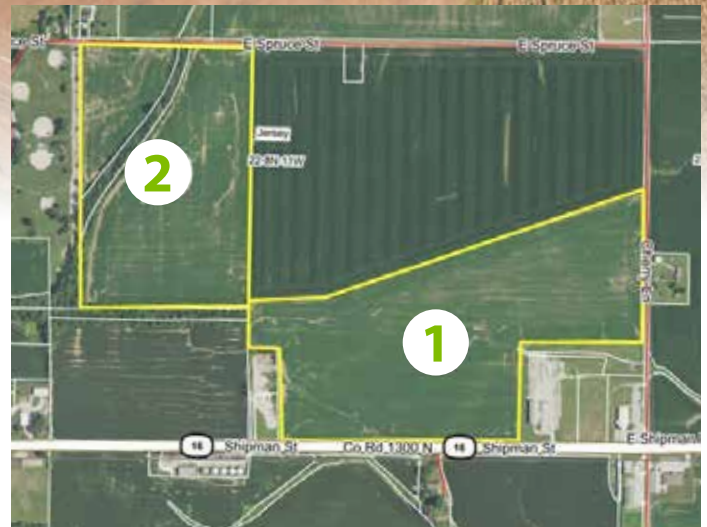
JERSEY COUNTY, IL



FARMLAND AUCTION

Saturday, November 6, 2021 at 10:00 am

Auction located at the Jerseyville K of C Hall, 307 North State Street, Jerseyville, IL



Located along the Eastern edge of Jerseyville, these two farmland tracts are the perfect size and location for adding high-quality acreage in Jersey County, Illinois.

Tract 1: 60.4± Taxable Acres

Class A · 96% Tillable · Development Potential

Tract 2: 43.0± Taxable Acres

Class B · 97% Tillable · Development Potential

Seller: Marcia L. Watson Trust **Representing Attorney:** Todd Parish · Strang, Parish & Graham, Ltd. · 618.498.6821 **Auction Format:** Traditional in-person bidding. The property is being sold by the acre. Each tract to be sold separately and not offered back in any combination. Check www.Worrell-LandServices.com on November 1 for health and safety precautions based on most recent COVID-19 status in Jersey County.

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



Luke Worrell



Darrell Moore

Managing Broker:

Luke Worrell

217.473.7039

Auctioneer:

Darrell Moore

IL Lic. 440.000506



TRACT 1

60.4± TAXABLE ACRES CLASS A • 96% TILLABLE DEVELOPMENT POTENTIAL

This tract's highly-productive soils, strategic location, and exceptional access will make you do a double-take! Of the 60.4± taxable acres, 58.07± acres (96%) are in row crop production and carry a Class A 134.7 Productivity Index (PI) Rating. The farm is easily accessed from hard-surface county roads on two sides. While it's strange to think of Class A farmground coming out of production, as Jerseyville continues to expand, this tract will likely become of interest to developmental buyers given its proximity to town thereby providing flexibility for future uses.

Property Location: Bordering Jerseyville to the East in Jersey County Section 22 – Township 8N – Range 11W (Same as Tract 2)

Acreage: 60.4± taxable acres, 58.07± USDA tillable acres

Access: From Shipman Street/Route 16 along the Southern border and Cherry Lane along the Eastern border

Productivity Index Rating: 134.7 (Class A)

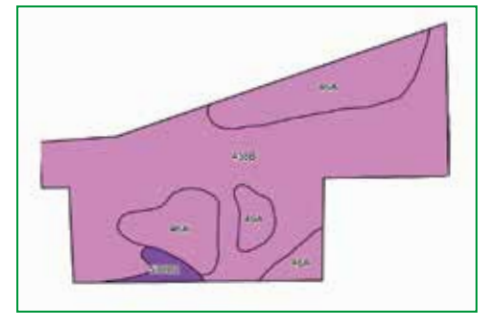
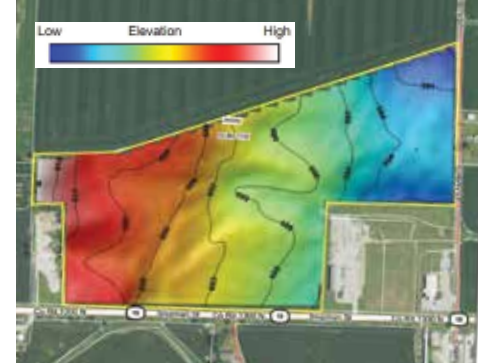
Primary Soil Types: Aviston and Herrick silt loams

Topography: Level to slightly rolling

Parcel Number: 04-022-008-00

2020 Taxes (Payable 2021): \$1,606.22

Tenancy: Open for the 2022 farming season.



Code	Soil Description	Acres	% of Field	ICPI*
438B	Aviston silt loam, 2-5% slopes	39.02	67.2%	136
46A	Herrick silt loam, 0-2% slopes	17.62	30.3%	133
538B2	Emery silt loam, 2-5% slopes	1.43	2.5%	120

Weighted Productivity Index Average 134.7

*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 December 22, 2021. Possession will be given at closing. Seller will convey by Executor'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 Marcia L. Watson 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. 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.

TRACT 2

43.0± TAXABLE ACRES CLASS B • 97% TILLABLE DEVELOPMENT POTENTIAL

Some really unique possibilities exist with this tract! Like Tract 1, this tract has development potential with its convenient location off centrally-located Spruce Street and adjacent to Dolan City Park. The treeline provides a natural break for splitting the property to pursue development on the Northwest 11.5± acres, leaving the Eastern 32.53± acre tillable tract in production. The sky is the limit! Tract 2 clocks in at 43.0± taxable acres with 41.74± acres (97%) in row crop production. The tillable acreage carries a weighted PI of 119.1 and is accessible from hard-surface Spruce Street along its Northern boundary.

Property Location: Bordering Jerseyville to the East in Jersey County Section 22 – Township 8N – Range 11W (Same as Tract 1)

Acreage: 43.0± taxable acres, 41.74± USDA tillable acres

Access: From Spruce Street along the Northern border

Productivity Index Rating: 119.1

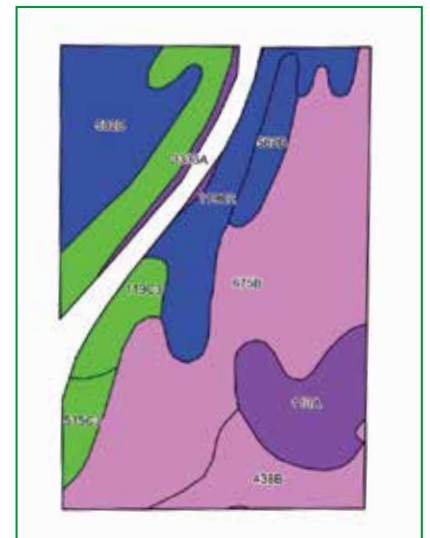
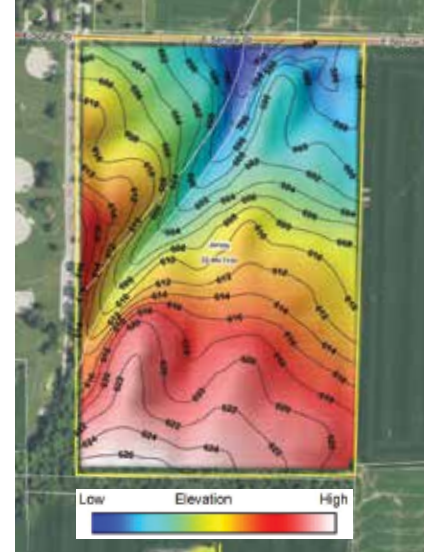
Primary Soil Types: Greenbush, Homen and Elco silt loams

Topography: Level to rolling

Parcel Number: 04-022-006-00

2020 Taxes (Payable 2021): \$804.36

Tenancy: Open for the 2022 farming season.



Code	Soil Description	Acres	% of Field	ICPI*
675B	Greenbush silt loam, 2-5% slopes	16.45	39.4%	133
582B	Homen silt loam, 2-5% slopes	6.69	16.0%	108
119C3	Elco silty clay loam, 5-10% slopes	5.03	12.1%	96
119C2	Elco silt loam, 5-10% slopes	4.49	10.8%	104
113A	Oconee silt loam, 0-2% slopes	4.13	9.9%	119
438B	Aviston silt loam, 2-5% slopes	3.14	7.5%	136
515C3	Buckum silty clay loam, 5-10% slopes	1.14	2.7%	95
3333A	Wakeland silt loam, 0-2% slopes	0.67	1.6%	128

Weighted Productivity Index Average 119.1

*Illinois Crop Productivity Index



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Jersey County, IL

 **FARMLAND
AUCTION**

- 103.4± Acre Farmland Auction
- 2 Tracts • East of Jerseyville

Jersey County, IL

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2 Tracts • East of Jerseyville



represented by



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