

# GREENE COUNTY, ILLINOIS



# FARMLAND AUCTION

**Friday, December 17 at 10:00 am**

**Auction Location: Carrollton K of C Hall, 1377 Fifth Street, Carrollton, Illinois**



A unique blend of features, these adjoining tracts located 3± miles east of Carrollton, IL appeal both to income and recreation-seekers.

**Tract 1: 40± Acres**

**97% Tillable**

**Tract 2: 80± Acres**

**Combination of Tillable Farmland & Huntible Timber**

Both tracts are located in Greene County Section 20 – Township 10N – Range 11W. The land is currently taxed as one 120± acre tract (Tax ID 05-110-20-9) with 2020 taxes at \$1,729.52. Taxes are subject to reassessment upon recording of new deeds. A survey will be completed prior to the auction at which point official surveyed acreage will be announced.

**Sellers:** Susan Cope, Dru King, and E. Thayne King **Representing Attorney:** Richard Gillingham · Gillingham Law Office · 217.942.5244

**Auction Format:** In-person bidding. The property is being sold by the acre. Each tract to be sold separately and not offered back in combination.

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



Allan Worrell



Darrell Moore

**Sellers Representative**

**Allan Worrell**

217.473.3418

**Auctioneer**

**Darrell Moore**

IL Lic. 440.000506





# TRACT 1

## 40± Acres 97% Tillable

Not too big, not too small. . . a nice 40 like this complements any land portfolio. Of the 40± acres, 38.73± are in row crop production according to USDA data. The tillable acreage carries a Productivity Index Rating of 121 and is comprised primarily of Rozetta, Keomah, and Atterberry soils. Exceptional access is available from two sides – from State Route 108 along the North and County Road 1450E along the West.

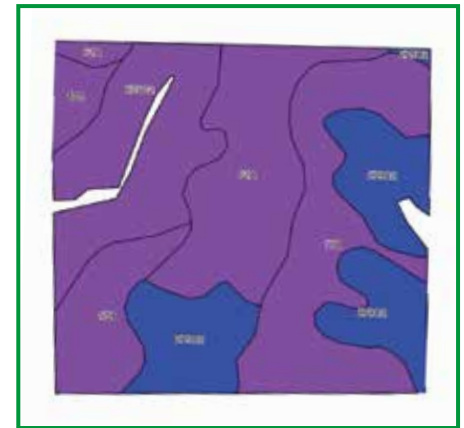
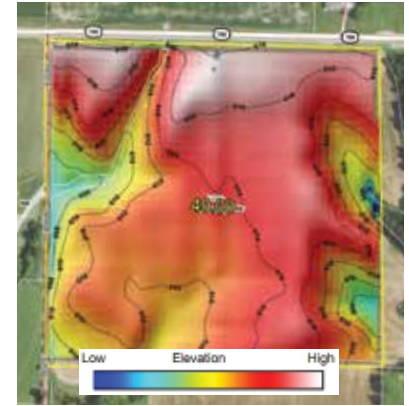
**Acreage:** 40± acres; 38.73± USDA tillable acres

**Access:** From Route 108 along the North and 1450E along the West

**Productivity Index Rating:** 121

**Primary Soil Types:** Rozetta, Keomah, Atterberry

**Topography:** Rolling



Code	Soil Description	Acres	% of Field	ICPI*
279C2	Rozetta silt loam, 5-10% slopes	9.19	23.7%	112
17A	Keomah silt loam, 0-2% slopes	9.06	23.4%	119
61A	Atterberry silt loam, 0-2% slopes	8.10	20.9%	132
675C2	Greenbush silt loam, 5-10% slopes	7.44	19.2%	125
17B	Keomah silt loam, 2-5% slopes	4.82	12.4%	118
279D2	Rozetta silt loam, 10-18% slopes	0.12	0.3%	107
<b>Weighted Productivity Index Average</b>				<b>121</b>

\*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 January 28, 2022. Possession will be given at closing. Sellers will convey by Trustee'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 Susan Cope, Dru King, and E. Thayne King 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 surveyed acres. 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

## 80± Acres Combination of Tillable Farmland & Hunttable Timber

This 80± acre tract is the ideal combination of income-producing tillable farmland and hunttable timber. Nearly 74% of the farm, or 58.87± acres are in row crop production and carry a Productivity Index Rating of 113.6. Access is a breeze from County Road 1450E along the West.

Offering the best of both worlds, this tract also features approximately 16± acres of hunttable timber. Enjoy the hunting benefits afforded by the meandering field edge, and several areas that would make great food plots. The timber tracts that adjoin this property allow the wildlife potential for these 16± wooded acres to be amplified.

The Northwest corner of the property was the former location of a rural homesite. The area could be cleared and buildable potential restored just a half-mile from Lone Oak Golf Course. Enjoy golfing and hunting within steps of your front door!

**Acres:** 80± acres; 58.87± USDA tillable acres; 16± acres mature timber.

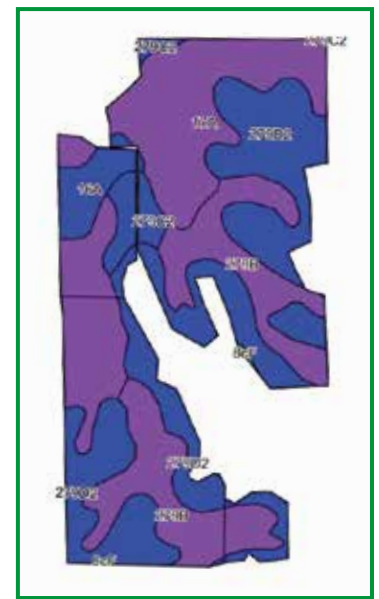
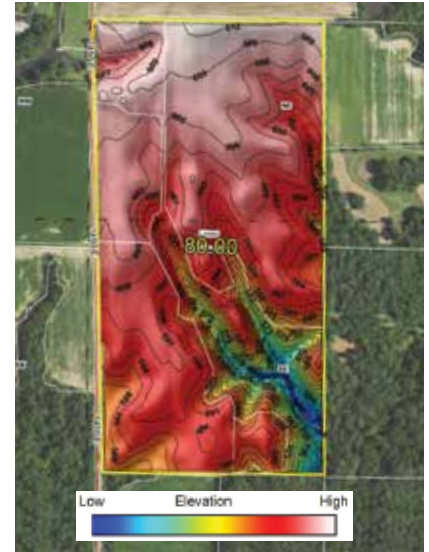
**Access:** From 1450E along the West

**Productivity Index Rating (of tillable acreage):** 113.6

**Primary Soil Types:** Rozetta & Keomah

**Topography:** Rolling to steep

**School District:** Carrollton CUSD 1



Code	Soil Description	Acres	% of Field	ICPI*
279D2	Rozetta silt loam, 10-18% slopes	22.64	38.5%	107
17A	Keomah silt loam, 0-2% slopes	17.54	29.8%	119
279B	Rozetta silt loam, 2-5% slopes	13.74	23.3%	119
16A	Rushville silt loam, 0-2% slopes	2.51	4.3%	109
279C2	Rozetta silt loam, 5-10% slopes	2.34	4.0%	112
8cF	Hickory silt loam, cool mesic, 18-35% slopes	0.10	0.2%	65
<b>Weighted Productivity Index Average</b>				<b>113.6</b>

\*Illinois Crop Productivity Index



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AUCTION**

**Friday, December 17 at 10:00 am**  
**120± Acres Selling as 2 Tracts**

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*Information was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liabilities 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.*