

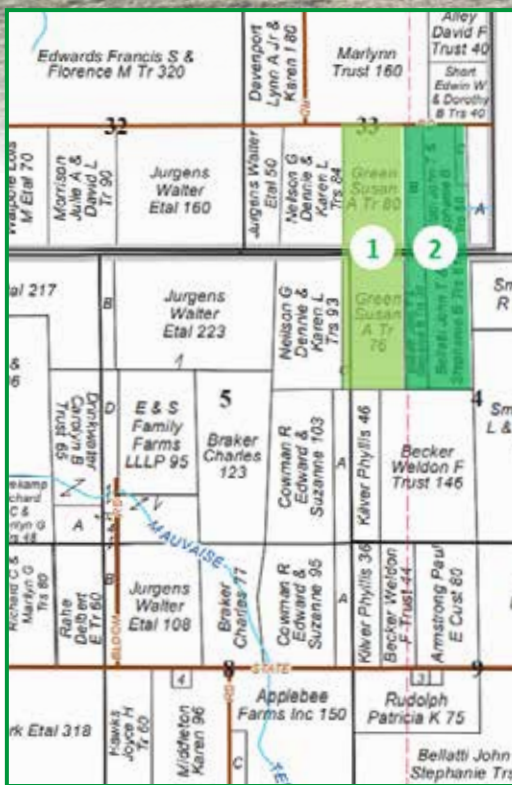
MORGAN COUNTY, ILLINOIS



FARMLAND AUCTION

Thursday, February 3 at 10:00 am

Auction Location: Pathway Services Community Room, 1905 W. Morton Ave., Jacksonville, IL



A spectacular high Class A 339.78± acre two-tract “Buyer’s Choice” farmland auction in Northeast Morgan County, Illinois.

**Tract 1: 166.06± Acres
100% Tillable, 142.6 PI**

**Tract 2: 173.72± Acres
99.46% Tillable, 143.1 PI**

Location: Sections 4 & 33 – Townships 15 & 16 – Range 8W

Directions and Access to the Property: North off Old State Road on Sangamon Morgan County Line Road. West on Kern Road. Access is available to both tracts from Kern Road along the Northern boundary.

Primary Soil Types: Ipava & Muscatune

Topography: Level to gently rolling

Tenancy: Open for 2022 cropping season pending reimbursement of 2022 input costs (receipts available upon request).

Sellers: Tract 1 – Susan Green Revocable Living Trust. Tract 2 – John & Stephanie Bellatti Revocable Living Trust, David L. and Julie A. Kern Morrison Trust, David Kern.

Representing Attorneys: Matt Smith · Bellatti Fay Bellatti & Beard LLP · 217.408.0686. Jenna Tucker · Rammelkamp Bradney · 217.245.6177. **Auction Format:** “Buyer’s Choice” – the successful bidder will have the option to choose Tract 1, Tract 2, or both. If the first successful bidder selects only one of the two tracts, bidding will resume for the remaining tract. In-person bidding. Contact us to make arrangements for phone bidding, if required.

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



Farms of this magnitude and top-tier quality are rarely available on the open market in West Central Illinois.



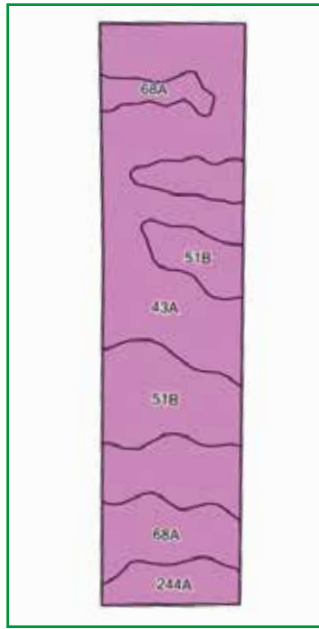
These two tracts truly have it ALL - soil quality, location, percentage of tillable acreage, drainage options, and lucrative non-crop income.

Roll in and farm as far as the eye can see on 339.78± high Class A tillable acres. The overall acreage is 99.7% tillable with Tracts 1 and 2 competing for which can boast the highest Productivity Index Rating (142.6 and 143.1 respectively). A known producer, the acreage is currently farmed as one with 5-year yield averages on the total acreage of 231 bu/ac corn and 71 bu/ac beans. A large 24-inch main runs West to East and allows for a wide variety of future tile projects to further enhance production and future value. If the remarkable cropping value wasn't enough to pique your interest, the farm is also enrolled in the APEX Wind Energy program. The farm was not used for turbines or cabling, but will nonetheless collect an annual payment throughout the life of the project. Estimated wind energy payment will be available upon receipt.

Property is selling as "Buyer's Choice." The successful bidder will have the option to choose Tract 1, Tract 2, or both. If the first successful bidder selects only one of the two tracts, bidding will resume for the remaining tract. Don't miss this rarity! Contact us for more details today.



TRACT 1



Acreage: 166.06± surveyed acres, 166.06± USDA tillable acres

Productivity Index: 142.6

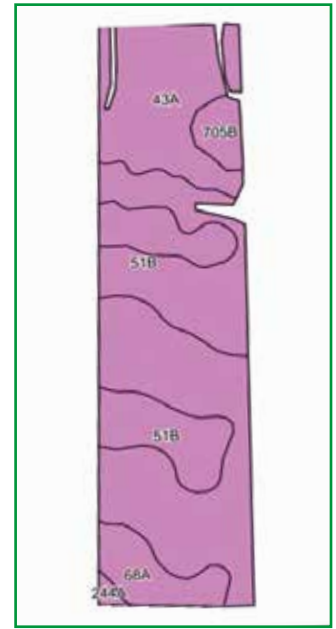
Parcel Numbers: 06-33-300-004, 11-05-200-008, 06-33-400-005, 06-33-400-009, 11-04-100-005, 11-04-100-009

2020 Taxes (Payable 2021): \$8,413.60

Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	90.37	54.4%	142
51B	Muscature silt loam, 2-5% slopes	41.26	24.8%	146
68A	Sable silty clay loam, 0-2% slopes	23.30	14.0%	143
244A	Hartsburg silty clay loam, 0-2% slopes	11.13	6.7%	134
Weighted Productivity Index Average 142.6				

*Illinois Crop Productivity Index

TRACT 2



Acreage: 173.72± surveyed acres, 172.78± USDA tillable acres

Productivity Index: 143.1

Parcel Numbers: 06-33-400-007, 06-33-400-008, 11-04-100-007, 11-04-100-008, 06-33-400-004

2020 Taxes (Payable 2021): \$8,917.06

Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	105.96	61.3%	142
51B	Muscature silt loam, 2-5% slopes	47.23	27.3%	146
68A	Sable silty clay loam, 0-2% slopes	12.63	7.3%	143
705B	Buckhart silt loam, 2-5% slopes	5.81	3.4%	141
244A	Hartsburg silty clay loam, 0-2% slopes	1.15	0.7%	134
Weighted Productivity Index Average 143.1				

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 March 18, 2022. Possession will be given at closing unless otherwise requested. 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 the Susan Green Revocable Living Trust, John & Stephanie Bellatti Revocable Living Trust, David L. and Julie A. Kern Morrison Trust, David Kern, 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. Property is selling as "Buyer's Choice." The successful bidder will have the option to choose Tract 1, Tract 2, or both. If the first successful bidder selects only one of the two tracts, bidding will resume for the remaining tract. 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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339.78± High Class A Acres 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.