

MORGAN COUNTY, IL



FARMLAND AUCTION

Monday, January 17 at 10:00am

**Auction to be held at the Pathway Services Community Room,
1905 West Morton Avenue in Jacksonville, IL**



- 82.84± Taxable Acres Selling in 1 Tract
- All Tillable Tract
- Class A Soils with 136 PI
- Strong Production History



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

Sellers: Sharon E. Fulton Estate Trustees **Representing Attorney:** Bobby Bonjean · Bonjean Law Office · 217.243.4814



Allan Worrell



Darrell Moore

Sellers' Representative:

Allan Worrell
217.473.3418

Auctioneer:

Darrell Moore
IL Lic. 440.000506



CLASS A TILLABLE IN MORGAN COUNTY

An entirely tillable Class A farm in the heart of a strong farming community, this 82.84± acre tract in Eastern Morgan County, Illinois is a great opportunity to expand your income-producing acreage. Of the 82.84± taxable acres, 82.17± are in crop production and carry an overall Productivity Index Rating of 136. The entire farm is comprised of Class A soils (Hartsburg, Ipava, and Sable). MCPI corn yield from 2021 was 214; soybeans 70. Recent soils tests: West field - pH 6.2, P 117, K 484; East field - pH 6.6, P 72, K 367. Easy access is available from hard surface Hermes Road along the northern boundary of the property. The farm is in convenient proximity to several local grain elevators.

Property Location: 3 miles South of Alexander, 6 miles North of Franklin in Morgan County, Illinois Section 6 – Township 14N – Range 8W

Acreage: 82.84± taxable acres, 82.17± tillable acres

Access: From hard surface Hermes Road along the northern boundary of the property

Productivity Index Rating: 136

Soil Types: Hartsburg, Ipava, Sable

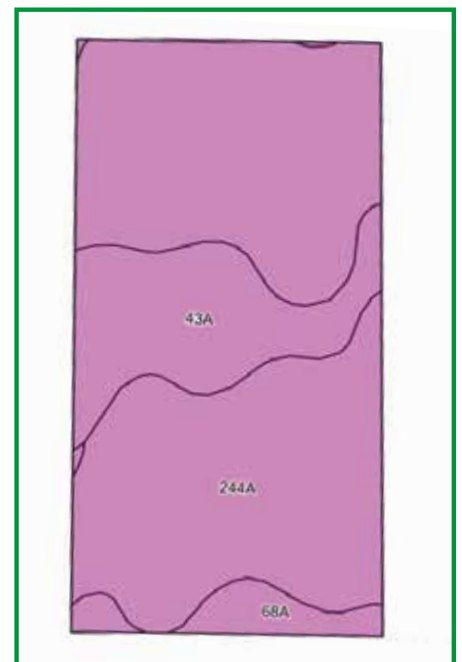
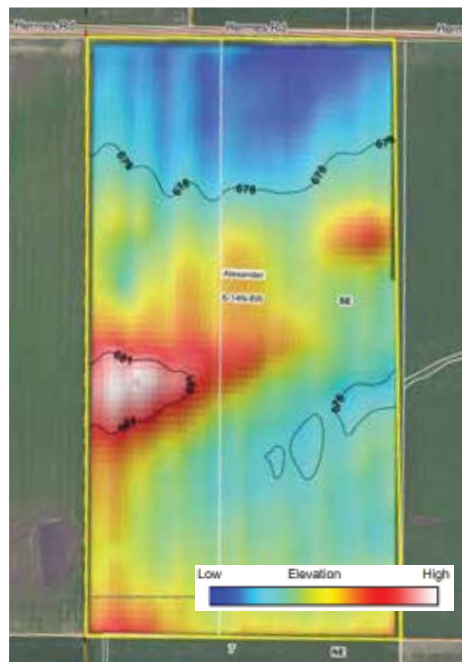
Topography: Level

Tenancy: Open for the 2022 cropping season.

Parcel Number: 15-06-400-006

2020 Taxes (Payable 2021): \$2,680.84

Auction Format: In-person bidding. Property is being sold by the acre based on taxable acreage.



| Code | Soil Description | Acres | % of Field | ICPI* |
|--|--|-------|------------|------------|
| 244A | Hartsburg silty clay loam, 0-2% slopes | 61.96 | 75.4% | 134 |
| 43A | Ipava silt loam, 0-2% slopes | 15.82 | 19.3% | 142 |
| 68A | Sable silty clay loam, 0-2% slopes | 4.39 | 5.3% | 143 |
| Weighted Productivity Index Average | | | | 136 |

*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 March 4, 2022. Possession will be given at closing. The property is free of any tenant's rights for 2022. 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 Sharon E. Fulton Estate Trustees 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.



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217.245.1618 • info@Worrell-LandServices.com
www.Worrell-LandServices.com

Morgan County, IL
 **FARMLAND
AUCTION**

82.84± Acres as 1 Tract

**Located ½ mile East of Franklin Alexander Road
3± Miles South of Alexander**

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Information contained in this brochure was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability 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.