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Scott County, IL LAND AUCTION

209.66± Taxable Acres Selling in 1 Tract

Combination of Income-Producing
Farmland & Hunttable Woodland

Scott County, IL LAND AUCTION

Friday, March 18 at 10:00AM

209.66± Taxable Acres
Selling in 1 Tract



represented by

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SCOTT COUNTY, IL LAND AUCTION

Friday, March 18 @ 10:00AM

Auction to be held at the Nimrod Funk 4-H Building, 401 N. Walnut, Winchester, IL



- 209.66± Taxable Acres Selling in 1 Tract
- Income-Producing Tillable Farmland
- Mature Hunttable Woodland
- Build-site Potential



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

Seller: Jack Lawless, Administrator of the Michael Albert Lawless Estate Representing Attorney: Jerry S. Bauer, Rammelkamp Bradney, 217.245.6177



Seller's Designated Representative & Auctioneer:
Darrell Moore
IL Lic. 440.000506



GREAT COMBO OF CROPLAND AND HUNTING LAND

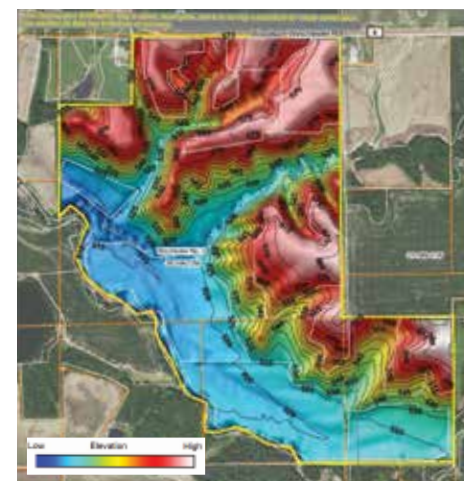
Whether you're looking for productive farmland, an investment opportunity, or hunting and recreational land, this property has it all! Nearly a perfect 50/50 split of income-producing tillable farmland and mature woodland, this 209.66± acre property is in an exceptional location approximately 3.5 miles East of Winchester along all-weather Woodson-Winchester Blacktop Road.

Total tillable acreage comes in at 102.6± acres and an overall Class B Productivity Index Rating of 124.1. Class A Lawson soils (140 PI) comprise 26.62 or 25.9% of the tillable acreage.

The wooded acreage is home to abundant wildlife with its thick cover, meandering field edge, adjoining habitat, and on-site water sources. Food plots could be developed to further enhance the hunting potential this property offers.

If you have aspirations to build a home or cabin in the country, the utility work is already established on this property (rural water and electricity run to the older uninhabitable home that is on the property; selling as-is).

Combination land like this that provides both income-production and recreational value continues to be highly sought-after. Don't miss this opportunity to expand your acreage and realize your dreams! Schedule time to walk the property today, and come ready to bid on March 18 to claim this beauty as your own!



Property Location: East Central Scott County, Illinois in Section 36-T14N-R12W & Section 31-T14N-R11W

Acreage: 209.66± total taxable acres, 213.4± total FSA acres, 102.6± tillable acres, 102.5± wooded acres

Access: From Woodson-Winchester Blacktop Road along the North side of the property

Productivity Index Rating (tillable acreage): 124.1

Primary Soil Types (tillable acreage): Lawson, Rozetta, Orion

Topography: Level to rolling sloping

Tenancy: Open for the 2022 cropping and hunting seasons upon signing a waiver of liability and reimbursement of \$1,850.00 for fertilizer (23 acres, 150 lbs potash, 50 lbs phosphate).

Parcel Numbers: 06-36-200-002, 06-36-400-007, 06-36-400-002, 07-31-300-001

2020 Taxes (Payable 2021): \$1,597.06

Code	Soil Description	Acres	% of Field	ICPI*
3451cA	Lawson silt loam, cool mesic, 0-2% slopes	26.62	25.9%	140
279B	Rozetta silt loam, 2-5% slopes	25.78	25.1%	119
3415A	Orion silt loam, 0-2% slopes	17.30	16.9%	131
280gD2	Fayette silt loam, glaciated, 10-18% slopes	9.94	9.7%	109
3333A	Wakeland silt loam, 0-2% slopes	6.81	6.6%	128
280gC2	Fayette silt loam, glaciated, 5-10% slopes	5.52	5.4%	113
279C3	Rozetta silty clay loam, 5-10% slopes	3.02	2.9%	103
8E2	Hickory silt loam, 18-25% slopes	2.64	2.6%	69
279C2	Rozetta silt loam, 5-10% slopes	2.56	2.5%	112
3078A	Arenzville silt loam, 0-2% slopes	2.41	2.3%	130

*Illinois Crop Productivity Index

Weighted Productivity Index Average 124.1



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 April 29, 2022. Possession will be given at closing. The property is free of any tenant's rights for 2022. Seller will convey by Administrator'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 Jack Lawless, Administrator for the Estate of Michael Albert Lawless 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 based on taxable acreage. 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.