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www.Worrell-LandServices.com

Greene County, IL FARMLAND AUCTION

241± Acres Selling in 1 Tract

Timed Online Auction
May 13 - May 27

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represented by

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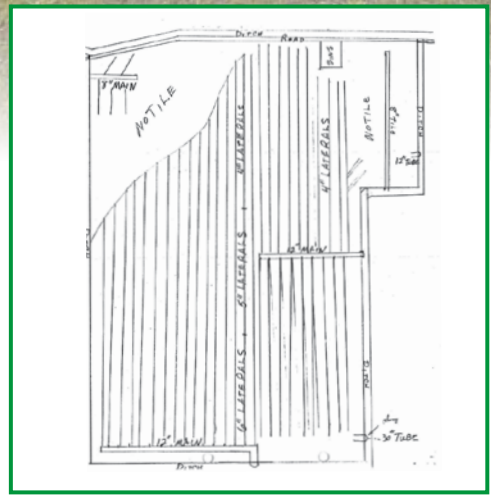
GREENE COUNTY, IL FARMLAND AUCTION

Timed Online Auction
May 13 10 am through May 27 10 am

241± Taxable Acres Selling in One Tract | 96.5% Tillable | Extensively Tiled



AERIAL MAP



FIELD TILE MAP



FARM LOCATION, OUTSIDE HILLVIEW, IL

Bidder Registration Information: Online bidding for qualified bidders will be available via our online bidding platform which is accessible from www.Worrell-LandServices.com or through the Worrell Land Services App on your mobile device through the Apple or Google Play app stores. You may register to bid anytime between now and 5:00pm Thursday, May 26. If you have any questions regarding the online bidding registration process, please contact us at 217.245.1618.

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

Sellers: Trustees of the William C. Sagez Trust



Allan Worrell

Questions?
Allan Worrell
Seller's Designated
Representative
217.473.3418



96.5% TILLABLE IN GREENE COUNTY

This 241± acre river bottom farm is heavily improved and an excellent producer with 96.5% of its acres being income-producing tillable farmland. The 232.59± acres in row-crop production carry a weighted Productivity Index Rating of 116.2 with Titus and Ambraw loams predominating. The investment expense and hassle of extensive field tile has already been tackled, so you can just roll in and farm away in long, efficient rows.

Don't let this opportunity to gain significant acreage slip away! Contact the Sellers' Designated Representative, Allan Worrell, at 217.473.3418 or AllanW@Worrell-LandServices.com with questions about the property and be ready to bid in May!

Property Location: Approximately 3± miles Northwest of Hillview in Greene County, Illinois S8-T12-R13W

Acreage: 241 taxable acres, 232.59± USDA tillable acres

Access: From NW 1475 which borders the property along the Northern boundary

Productivity Index Rating: 116.2

Topography: Level

2020 Real Estate Taxes: \$922.76

2022 Drainage Taxes: \$7,623.36

Parcel Number: 06-11-8-2

Tenancy: Open for the 2023 cropping season. Possession will be granted after 2022 harvest.



Code	Soil Description	Acres	% of Field	ICPI*
8404A	Titus silt clay loam, 0-2% slopes	99.07	42.6%	118
8302A	Ambraw clay loam, 0-2% slopes	67.60	29.1%	114
8070A	Beaucoup silt clay loam, 0-2% slopes	16.10	6.9%	132
8092A	Sarpy sand, 0-2% slopes	13.81	5.9%	84
8288A	Petrolia silt loam, 0-2% slopes	13.26	5.7%	117
7102A	La Hogue loam, 0-2% slopes	12.40	5.3%	121
3331A	Haymond silt loam, 0-2% slopes	5.83	2.5%	132
7188A	Beardstown loam, 0-2%	4.52	1.9%	114

*Illinois Crop Productivity Index

Weighted Productivity Index Average 116.2



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 at closing. Possession will be granted after 2022 harvest. The property is free of any tenant's rights for 2023. 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. 2022 drainage taxes will be paid in full by the seller prior to closing. 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 Trustees of the William C. Sagez 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 based on taxable acreage. Worrell Land Services, LLC 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 POSTED TO THE ONLINE BIDDING PLATFORM AT THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.