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www.Worrell-LandServices.com

Macoupin County, IL

LAND AUCTION

131.36± Acres Selling in 1 Tract

Timed Online Auction
May 13 - May 27

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represented by



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MACOUPIN COUNTY, IL

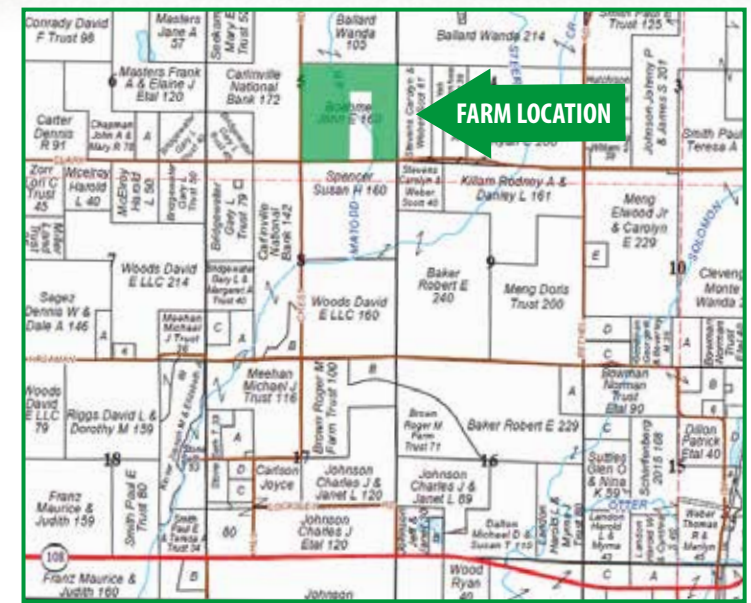
LAND AUCTION

Timed Online Auction
May 13 10:30 am through May 27 10:30 am

131.36± Surveyed Acres Selling in One Tract
73.95± Tillable Acres • 31.34± Wooded Acres • 22± Acres Potential Pastureland



AERIAL MAP



FARM LOCATION, BETWEEN GREENFIELD AND HETTICK

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

Seller: Dennis Sagez



Allan Worrell

Questions?

Allan Worrell
Seller's Designated Representative

217.473.3418



VERSATILE PROPERTY IN MACOUPIN COUNTY

The best elements of landownership combine with this gorgeous property – tillable farmland, huntable woodland, pastureland and fishing potential. Income-generation comes from 73.95± acres of farmland that carry a weighted Productivity Index Rating of 112.4. Access is available from two sides.

Approximately 31.34± acres offer excellent hunting opportunities. A nice trail system is present on the larger wooded acreage located along the North of the property.

The possibilities for the 22± acres along the Southeast portion of the property are wide-ranging – add fencing and utilize it as pastureland with the existing stock-tank, or restore the recreational potential and develop a nice fishing spot. Customize this property as you wish and be ready to bid!

Property Location: Approximately half-way between Greenfield and Hettick at the corner of Hill Crest Road and Clark Road in Macoupin County, Illinois S5-T10N-R9W.

Acreage: 131.36± surveyed acres, 73.95± tillable acres, 31.34± wooded acres, 22± acres potential pastureland

Access: From Hill Crest Road along the Western boundary and Clark Road along the Southern boundary

Productivity Index Rating (tillable acreage): 112.5

Topography: Level to rolling

Real Estate Taxes: Subject to reassessment upon recording of new deeds.

Parcel Numbers: 24-000-064-00 and part of 24-000-063-00

Tenancy: Open for the 2022 cropping season. Leaseback possible.



AERIAL MAP



TILLABLE ACREAGE

Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	23.11	31.3%	119
257A	Clarksdale silt loam, 0-2% slopes	17.10	23.1%	128
897C2	Bunkum-Atlas silt loams, 5-10% slopes	16.21	21.9%	94
43A	Ipava silt loam, 0-2% slopes	7.69	10.4%	142
8cF2	Hickory silt loam, cook mesic, 18-35% slopes	6.97	9.4%	61
279A	Rozetta silt loam, 0-2% slopes	2.53	3.4%	120
119C2	Elco silt loam, 5-10% slopes	0.20	0.3%	104
119B2	Elco silt loam, 2-5% slopes	0.14	0.2%	106

*Illinois Crop Productivity Index

Weighted Productivity Index Average 112.5



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.

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 July 8, 2022. The property is free of any tenant's rights for 2022. Seller will convey by Trustee'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 Dennis Sagez 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 approximate acreage, subject to survey. 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.