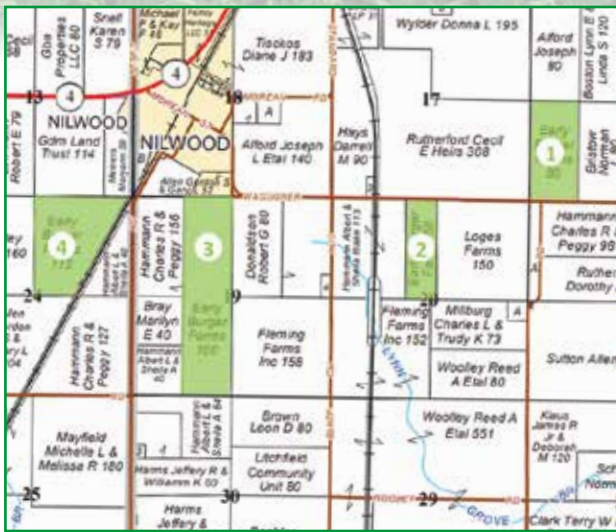


MACOUPIN COUNTY, ILLINOIS

FARMLAND AUCTION

Friday, August 5 at 10:00 am

Auction Location: Elks Lodge, 201 W. Main St., Carlinville, Illinois



Now is your chance to purchase up to 401.43± acres in Northeastern Macoupin County where few transactions take place!

These four distinct tracts are proven-producers with an excellent track record of good yields. Nearly entirely tillable, level topography, and with strong productivity index ratings ranging from 124.7 to 134.9, there's not a bad tract in the bunch. Tillable acres according to FSA total more than taxable acres. All tracts are located within 2± miles of Nilwood off of Route 4. Don't miss the chance to bid on these top-notch parcels!

Buy one or buy them all in a Buyer's Choice format. The first successful bidder will have the option to choose which tract(s) they wish to purchase at that price. If all four tracts are not selected, bidding will resume for the remaining tracts until all tracts have sold. In-person bidding. Phone bidding available upon request.

Possession will be granted upon completion of 2022 harvest. Properties are free of tenant's rights for the 2023 cropping season. 10% due upon contract signing; cash balance due at closing.

Seller: Early Burger Farms

Representing Attorney: Dan O'Brien · O'Brien Law Office · 217.854.4775

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

Tract 1:
80± Acres
100% Tillable

Tract 3:
159.92± Acres
100% Tillable

Tract 2:
50± Acres
100% Tillable

Tract 4:
111.51± Acres
99% Tillable



Luke Worrell
Managing Broker & Seller's Agent
217.473.7039



Darrell Moore
Auctioneer
217.473.5486
IL Lic. 440.000506



Bill Pherigo
Local Land Broker
217.779.9873



Tract 1 80± Acres • 100% Tillable • Field Tile Pending

Acreage: 80 taxable acres, 80.41 USDA tillable acres

Access: From Waggoner Road along the South

Tile: Through a collaborative neighborly effort, a new 15" dual wall main will be placed on the Northern half of the property prior to the auction. This project is being done at the sellers' expense and should open the door for better drainage possibilities on the Northern portion of this tract in future years.

4-Year Yield History: 232 bu/ac corn, 75.71 bu/ac beans

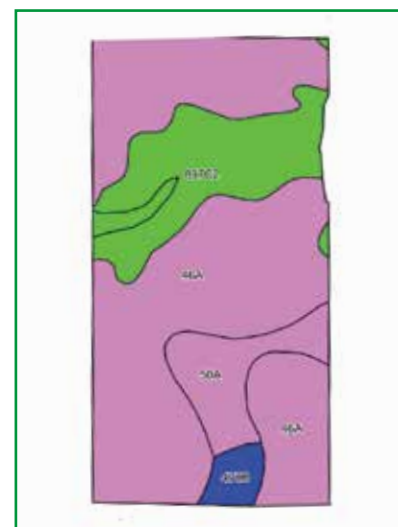
Productivity Index Rating: 124.7

Primary Soil Type: Herrick silt loam

Parcel ID: 06-000-195-00

2021 Taxes (Payable 2022): \$2,793.92

Location: T11N – R6W – Sec16



Code	Soil Description	Acres	% of Field	ICPI*
46A	Herrick silt loam, 0-2% slopes	54.56	67.9%	133
897C2	Bunkum-Atlas silt loams, 5-10% slopes	16.25	20.2%	94
50A	Virden silty clay loam, 0-2% slopes	7.38	9.2%	135
470B	Keller silt loam, 2-5% slopes	2.22	2.8%	113

*Illinois Crop Productivity Index **Weighted Productivity Index Average 124.7**

Tract 2 50± Acres • 100% Tillable

Acreage: 50 taxable acres, 50.71 USDA tillable acres

Access: From Waggoner Road along the North

4-Year Yield History: 238.32 bu/ac corn, 74.26 bu/ac beans

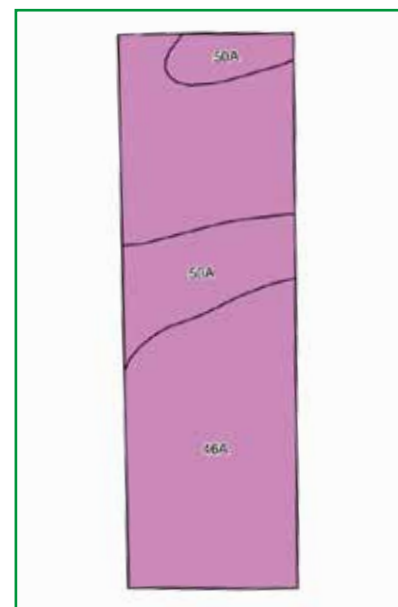
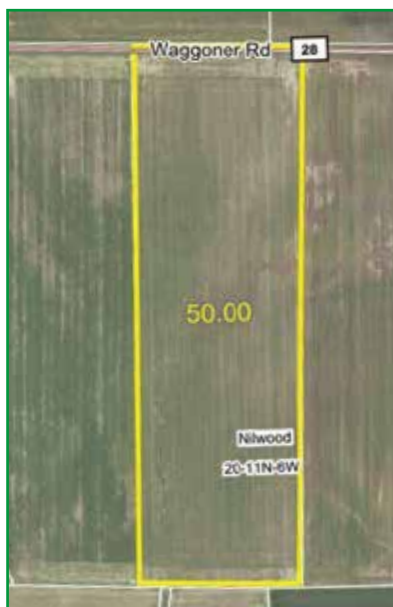
Productivity Index Rating: 133.4

Primary Soil Type: Herrick silt loam

Parcel ID: 06-000-231-00 & 06-000-230-01

2021 Taxes (Payable 2022): \$2,007.06

Location: T11N – R6W – Sec20



Code	Soil Description	Acres	% of Field	ICPI*
46A	Herrick silt loam, 0-2% slopes	40.21	79.3%	133
50A	Virden silty clay loam, 0-2% slopes	10.50	20.7%	135

*Illinois Crop Productivity Index **Weighted Productivity Index Average 133.4**

Tract 3 159.92± Acres • 100% Tillable

Acres: 159.92 taxable acres, 160.92 USDA tillable acres

Access: From Waggoner Road along the North

4-Year Yield History: 219.77 bu/ac corn, 74.88 bu/ac beans

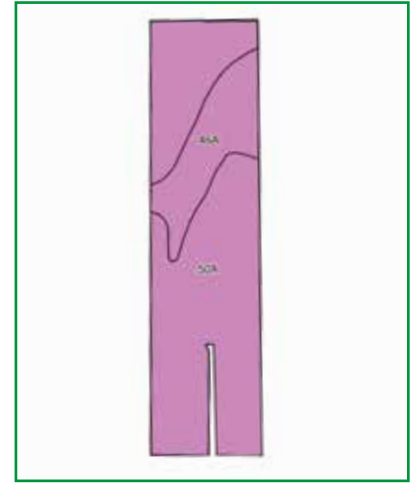
Productivity Index Rating: 134.6

Primary Soil Type: Virden silty clay loam

Parcel ID: 06-000-224-00 & 06-000-227-00

2021 Taxes (Payable 2022): \$9,205.54

Location: T11N – R6W – Sec19



Code	Soil Description	Acres	% of Field	ICPI*
50A	Virden silty clay loam, 0-2% slopes	129.63	80.6%	135
46A	Herrick silt loam, 0-2% slopes	31.29	19.4%	133
				Weighted Productivity Index Average 134.6

*Illinois Crop Productivity Index

Tract 4 111.51± Acres • 99% Tillable

Acres: 111.51 taxable acres, 110.44 USDA tillable acres

Access: From Bray Road immediately Southwest of Nilwood

4-Year Yield History: 222.19 bu/ac corn, 76.29 bu/ac beans

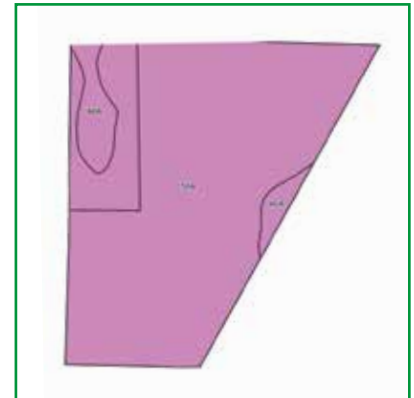
Productivity Index Rating: 134.9

Primary Soil Type: Virden silty clay loam

Parcel ID: 13-000-366-00

2021 Taxes (Payable 2022): \$4,517.62

Location: T11N – R7W – Sec24



Code	Soil Description	Acres	% of Field	ICPI*
50A	Virden silty clay loam, 0-2% slopes	102.39	92.7%	135
46A	Herrick silt loam, 0-2% slopes	8.05	7.3%	133
				Weighted Productivity Index Average 134.9

*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 at closing subject to 2022 harvest. Possession will be given at closing. Sellers will convey by Trustee's Deed, and will furnish title insurance in amount of the purchase price. Sellers will pay the 2022 real estate taxes payable in 2023 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 Early Burger Farms 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 acres. Property is selling as "Buyer's Choice." 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.

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.



2240 West Morton Avenue, Jacksonville, IL 62650
217.245.1618 • info@Worrell-LandServices.com
www.Worrell-LandServices.com

Macoupin County, Illinois

 **FARMLAND
AUCTION**

401.43± Acres

4 Tracts located near Nilwood

Friday, August 5 at 10:00 am

Macoupin County, Illinois

 **FARMLAND
AUCTION**

401.43± Acres • 4 Tracts

Friday, August 5 at 10:00 am

Seller: Early Burger Farms

