

GREENE COUNTY, IL



LAND AUCTION

Friday, September 9 at 10:00 a.m.

Auction to be held at the Lone Oak Golf Course, 149 SE 450 Ave, Carrollton, Illinois

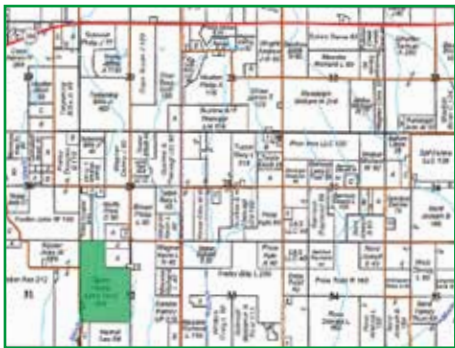


There's something for everyone with this adjoining two-tract property!

Whether income-producing farmland is your style, or huntable woodland with high-quality lodging and CRP income, you'll find it here!

Tract 1 94± Acres · 93% Tillable

Tract 2 106± Acres · Recreational & CRP Combo Tract



Location: Property is located along County Road 1300E in Section 32 – Township 10N – Range 11W approximately 2.5± miles Southeast of Carrollton.

Taxes and Access: Property is currently taxed as one 200.0± acre parcel (parcel ID 05-110-32-5). 2021 taxes (payable 2022) total \$3,277.38. If there are different buyers for Tracts 1 and 2, a survey will be completed to determine exact acreage and taxes will be reassessed upon recording of new deeds. Further, the buyer of Tract 2 will be required to grant an easement to the buyer of Tract 1.

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

Sellers: Carter Family Trust **Representing Attorney:** Todd Parish · Strang, Parish & Graham, Ltd. · 618.498.6821 **Auction Format:** In-person bidding. Phone bidding available upon request. Bidding will begin with Tract 1 individually then transition to Tract 2 individually. Then, bidding will commence for Tracts 1 & 2 combined starting \$15,000 higher than the cumulative total of the individual tracts. The highest total amount, whether for individual tracts or both tracts together, will be presented to the sellers for approval.



Allan Worrell



Darrell Moore

Seller's Designated Representative:

Allan Worrell

217.473.3418

Auctioneer:

Darrell Moore

IL Lic. 440.000506





TRACT 1

94± ACRES
APPROX. 93% TILLABLE

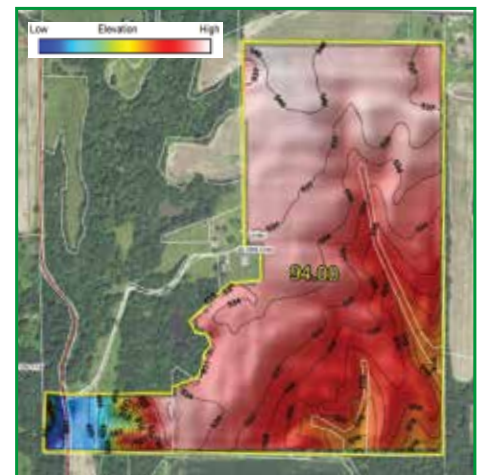
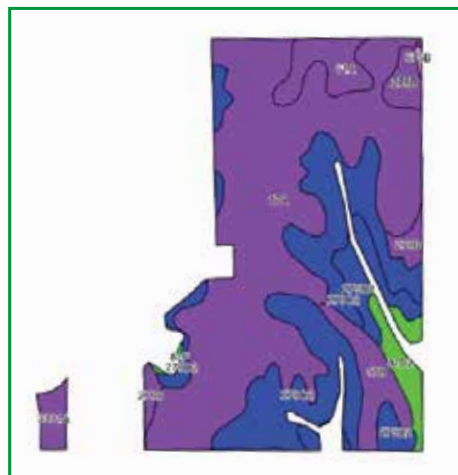
Acres: Approximately 94± acres subject to survey if purchased separately, 87.12± tillable acres

Access: Through the lane off 1300E that goes through Tract 2.

Productivity Index Rating: 115.9

Primary Soil Type: Keomah & Rozetta silt loams

Topography: Level



Code	Soil Description	Acres	% of Field	ICPI*
17A	Keomah silt loam, 0-2% slopes	45.20	51.9%	119
279C2	Rozetta silt loam, 5-10% slopes	18.96	21.8%	112
279D2	Rozetta silt loam, 10-18% slopes	7.38	8.5%	107
17B	Keomah silt loam, 2-5% slopes	4.01	4.6%	118
61A	Atterberry silt loam, 0-2% slopes	3.56	4.1%	132
279B	Rozetta silt loam, 2-5% slopes	3.41	3.9%	119
8cD2	Hickory silt loam, cool mesic 10-18% slopes	2.81	3.2%	82
3331A	Haymond silt loam, 0-2% slopes	1.53	1.8%	132
675B	Greenbush silt loam, 2-5% slopes	0.13	0.1%	133
8cF	Hickory silt loam, cool mesic, 18-35% slopes	0.13	0.1%	65

Weighted Productivity Index Average 115.9

*Illinois Crop Productivity Index

TRACT 2

106± ACRE RECREATIONAL/CRP TRACT

Acreage: Approximately 106± total acres subject to survey if purchased separately, 80± acres woodland, 14.2 acres CRP, great locations to develop food plots on the 5.2± tillable acres if Tract 2 sold separately or leave in row-crop if Tract 1 & 2 purchased together.

Access: From a lane off 1300E.

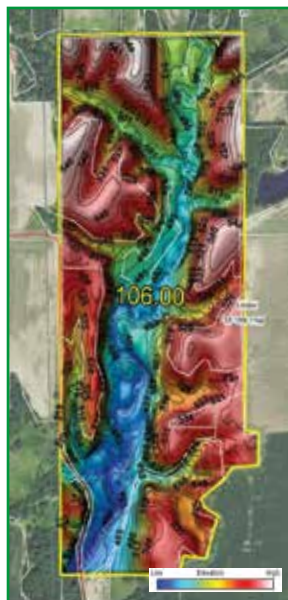
CRP Income: \$1,829.00 annually through September 2030

Topography: Varied

On-Site Water Sources for Wildlife: 2 small ponds, Sand Branch Creek

Structures: Two-story metal "Shouse" built in 2012 with gross living area of 32'x40' with two stories, 5 bedrooms and 1.5 bathrooms. With the attached garage, it is a 40'x48' structure. Gas forced air furnace, central air conditioning, in-floor hot water heat powered by wood-fired boiler, spray-in insulation and a whole house attic fan. It has rural water and a new septic system. An old pole-frame machine shed is on-site to provide protection from the elements on equipment and/or ATVs.

Open House: Saturday, August 27 from 10AM-12PM



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 the Carter Family 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 Sellers' approval. The property is being sold by the acre based on taxable acres if the same buyer purchases Tracts 1 & 2; based on surveyed acres if there are different buyers for each tract. Bidding will be based on estimated acreage figures. 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.



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www.Worrell-LandServices.com

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Located 2.5± Miles SE of Carrollton

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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.