

MORGAN COUNTY, IL



FARMLAND AUCTION

Friday, September 23rd at 10:00 am

Auction to be held at the Pathway Services Community Room, 1905 W. Morton Ave., Jacksonville, IL



Farmland doesn't get any better than this!

Turn heads and a profit with one, some or all four of these exceptional Class A tracts near Franklin in Morgan County, Illinois.

These tracts are the stuff land-investment dreams are made of, boasting top-tier soil quality; remarkably high percentage of tillable acreage; outstanding production history; great location, farmability and access; and even lucrative non-crop income.

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.

Possession will be granted at closing with the exception of the bins on Tract 3. Properties are free of tenant's rights for the 2023 cropping season. 10% due upon contract signing; cash balance due at closing. **Seller:** Hoelzer Farms LLC

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



Allan Worrell



Darrell Moore

Seller's Designated Representative:

Allan Worrell

217.473.3418

Auctioneer:

Darrell Moore

IL Lic. 440.000506



TRACT 1

- 91± ACRES
- 96.3% TILLABLE
- WIND ENERGY PAYMENTS

Acreage: 91 taxable acres, 87.65± USDA tillable acres

Access: From Route 104 headed south out of Jacksonville, turn south on Wood Road then West on Barrows Road. Property is located at the corner of Barrows Road and Cully Road with access along the north from Barrows.

Productivity Index Rating: 140.7

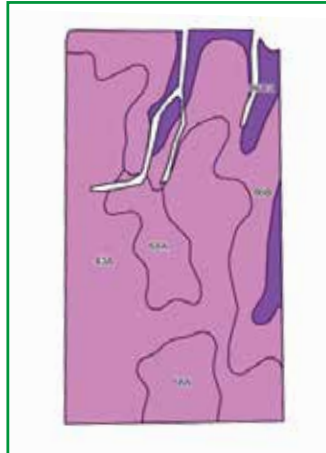
Primary Soil Types: Ipava, Osco, Sable

Estimated Wind Energy Payments: \$45.00± per acre (no turbines present on this tract)

Parcel ID: 14-19-100-001

2021 Taxes (Payable 2022): \$3,438.02

Location: T14N-R9W-S19



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	44.68	51.0%	142
86B	Osco silt loam, 2-5% slopes	22.87	26.1%	140
68A	Sable silty clay loam, 0-2% slopes	12.88	14.7%	143
86C2	Osco silt loam, 5-10% slopes	7.22	8.2%	131
Weighted Productivity Index Average				140.7

*Illinois Crop Productivity Index

TRACT 2

- 60± ACRES
- 99.9% TILLABLE
- WIND ENERGY PAYMENTS

Acreage: 60 taxable acres, 59.92± USDA tillable acres

Access: From Route 104 headed south out of Jacksonville, turn west onto Rees Road then south onto Darley Road. Property is accessed from Darley Road along the west boundary.

Productivity Index Rating: 142.0

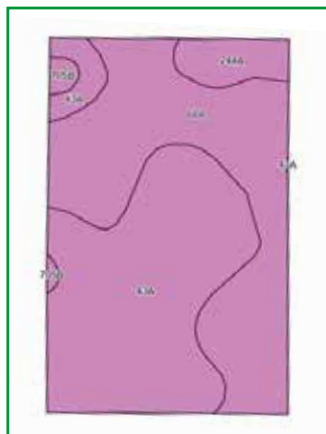
Primary Soil Types: Ipava, Sable

Estimated Wind Energy Payments: \$45.00± per acre (no turbines present on this tract)

Parcel IDs: 14-29-100-003 & 14-29-300-001

2021 Taxes (Payable 2022): \$2,454.82

Location: T14N-R9W-S29



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	29.12	48.6%	142
68A	Sable silty clay loam, 0-2% slopes	26.76	44.7%	143
244A	Hartsburg silty clay loam, 0-2% slopes	3.21	5.4%	134
705B	Buckhart silt loam, 2-5% slopes	0.83	1.4%	141
Weighted Productivity Index Average				142.0

*Illinois Crop Productivity Index

TRACT 3

- 76.93± ACRES • 95% TILLABLE
- WIND ENERGY PAYMENTS
- GRAIN STORAGE

Acreage: 76.93 taxable acres,
73.09± USDA tillable acres

Access: From Route 104 headed south out of Jacksonville, go north on Flinn Road then east on Kenny Road. Property is accessed from Kenny Road along the north boundary.

Productivity Index Rating: 142.9

Primary Soil Types: Sable, Ipava

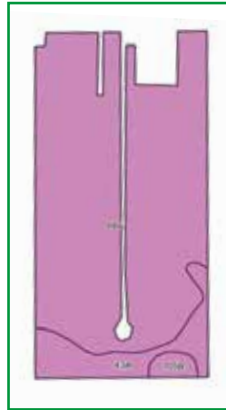
Estimated Wind Energy Payments: \$45.00± per acre plus \$4,500.00 per turbine (of which there is one on this tract) and \$0.30 per foot for roads and cables with a 2% annual escalator.

Grain Storage: Two 16,000± bushel bins. Bins are rented separate from the farm lease and will be available beginning September 2023.

Parcel ID: 14-14-300-004

2021 Taxes (Payable 2022): \$3,599.24

Location: T14N-R9W-S14



Code	Soil Description	Acres	% of Field	ICPI*
68A	Sable silty clay loam, 0-2% slopes	63.72	87.2%	143
43A	Ipava silt loam, 0-2% slopes	7.92	10.8%	142
705B	Buckhart silt loam, 2-5% slopes	1.45	2.0%	141

*Illinois Crop Productivity Index

Weighted Productivity Index Average 142.9

TRACT 4

- 80.52± ACRES
- 97.6% TILLABLE
- WIND ENERGY PAYMENTS

Acreage: 80.52 taxable acres,
78.79 USDA tillable acres

Access: Same as Tract 3 only slightly further east.

Productivity Index Rating: 136.9

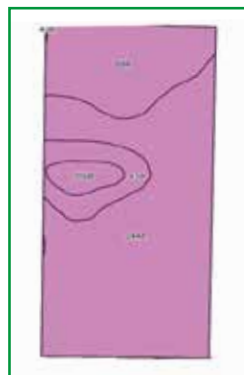
Primary Soil Types: Hartsburg, Sable, Ipava

Estimated Wind Energy Payments: \$45.00± per acre (no turbines present on this tract)

Parcel ID: 15-16-300-002

2021 Taxes (Payable 2022): \$3,023.98

Location: T14N-R8W-S16



Code	Soil Description	Acres	% of Field	ICPI*
244A	Hartsburg silty clay loam, 0-2% slopes	52.39	66.5%	134
68A	Sable silty clay loam, 0-2% slopes	17.31	22.0%	143
43A	Ipava silt loam, 0-2% slopes	6.31	8.0%	142
705B	Buckhart silt loam, 2-5% slopes	2.78	3.5%	141

*Illinois Crop Productivity Index

Weighted Productivity Index Average 136.9

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 on or before November 4, 2022. Possession will be given at closing. Sellers will convey by Warranty 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 Hoelzer Farms LLC 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.



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

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4 Tracts • Near Franklin
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