

SCOTT COUNTY, ILLINOIS



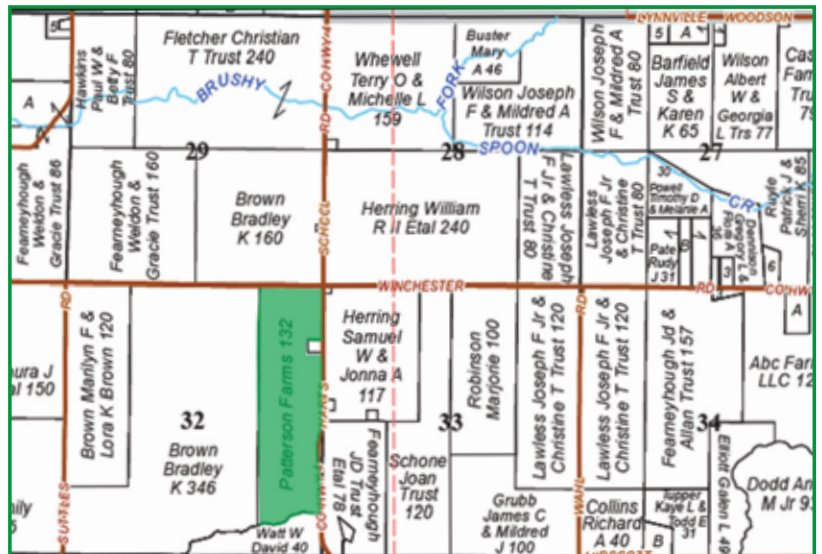
LAND AUCTION

Wednesday, November 2 at 10:30 am

Auction to be held at the Nimrod Funk 4-H Building, 401 N. Walnut, Winchester, IL

This is a nice-sized multi-use farm with a variety of possibilities for the future owner. Don't miss the opportunity to make it yours! Schedule a tour in advance and come ready to bid on November 2.

- **132.23± Taxable Acres Selling in 1 Tract**
- **36.13± Class A Soils**
- **Nearly 100 Tillable Acres (119.1 PI)**
- **Wooded edge provides hunting opportunities**



Sellers: Lucy L. Stafford Living Trust, John Lawless, Nancy Wohlers

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



Luke Worrell
Managing Broker &
Seller's Representative
217.473.7039

Darrell Moore
Auctioneer
IL Lic. 440.000506



SO MANY POSSIBILITIES!

A terrific mixture of income generation and recreational enjoyment, this 132.23 acre farm in Eastern Scott County, Illinois is a great find! The farm entices buyers with nearly 100 tillable acres (119.1 overall PI rating) of which 36.13 acres are Class A Ipava, Lawson, and Virden soils. The remaining acreage provides wooded edge for the outdoor enthusiast. Visionaries will enjoy dreaming up possibilities for the well-maintained open three acres along Harts School Road – whether a future homesite or other structure (utilities run along Harts School Road).

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Location: At the corner of Woodson-Winchester Blacktop and Harts School Road in Eastern Scott County, Illinois S32-T14N-R11W.

Acreage: 132.23 taxable acres, 99.84± tillable acres

Access: From Woodson-Winchester Road along the North and Harts School Road along the East.

Productivity Index Rating (tillable acreage):
119.1

Primary Soil Types (tillable acreage):
Ipava, Rozetta

Topography: Level to rolling

Tenancy: Open for the 2022 hunting season and the 2023 cropping season.

Parcel Numbers: 07-32-200-002, 07-32-400-002, 07-32-400-004

2021 Taxes (Payable 2022): \$2,646.78

Auction Format: In-person bidding. Contact us to arrange for phone bidding if in-person bidding is not possible.



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	26.83	26.9%	142
279B	Rozetta silt loam, 2-5% slopes	25.04	25.1%	119
8E2	Hickory silt loam, 18-25% slopes	14.94	15.0%	69
279C2	Rozetta silt loam, 5-10% slopes	7.61	7.6%	112
3451cA	Lawson silt loam, cool mesic, 0-2% slopes	6.77	6.8%	140
86C2	Oско silt loam, 5-10% slopes	4.66	4.7%	131
119D2	Elco silt loam, 10-18% slopes	3.55	3.6%	100
280gC2	Fayette silt loam, 5-10% slopes	3.36	3.4%	113
3078A	Arenville silt loam, 0-2% slopes	2.65	2.7%	130
50A	Virden silty clay loam, 0-2% slopes	2.53	2.5%	135
257A	Clarksdale silt loam, 0-2% slopes	1.90	1.9%	128

*Illinois Crop Productivity Index

Weighted Productivity Index Average 119.1



Sales Terms Summary: 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 on or before December 16, 2022. Possession will be given at closing. The property is free of any tenant's rights for 2023. Sellers will convey by Administrator'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 Lucy L. Stafford Living Trust, John Lawless, Nancy Wohlers 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 acreage. Auctioneer reserves the right to set the bid increments. Sellers are 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 are 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.



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