

GREENE COUNTY, IL



FARMLAND AUCTION

Monday, November 14 @ 10:00AM

Auction to be held at the Seton Hall, 125 S. Main St., White Hall, IL



Now is your chance to expand your row-crop operation near White Hall in Greene County, Illinois. These two adjoining tracts offer a high percentage of tillable acreage, good access from county roads, and are open for the 2023 cropping season.

Tract 1 40± Taxable Acres · 98.8% Tillable · Class A Soils

Tract 2 40.5± Taxable Acres · 85.6% Tillable · Hunting Potential



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

Sellers: John & Mary Jo Jarzen Trusts **Auction Format:** In-person bidding. Contact us to arrange for phone bidding if in-person bidding is not possible. Each tract will be sold individually and not offered back in combination.



Allan Worrell



Darrell Moore

Seller's Designated Representative:

Allan Worrell

217.473.3418

Auctioneer:

Darrell Moore

IL Lic. 440.000506





TRACT 1

- **40± TAXABLE ACRES**
- **98.8% TILLABLE**
- **CLASS A SOILS**

Acreage: 40 taxable acres, 39.51± USDA tillable acres NHEL

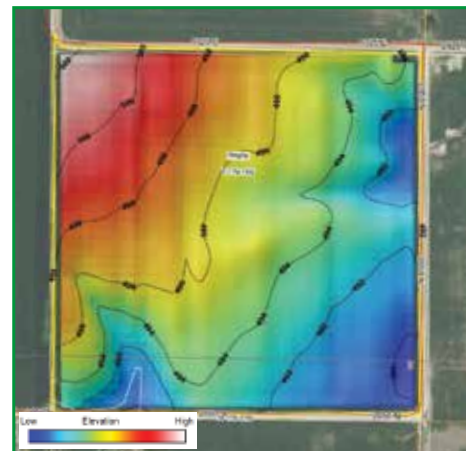
Access: From County Road 2050N along the East and South, and County Road 1325E along the North

Productivity Index Rating: 143.9

Primary Soil Type: Muscatune & Atterberry

Topography: Level

Property Location: Greene County, IL S6-T11N-R11W



Code	Soil Description	Acres	% of Field	ICPI*
51A	Muscatune silt loam, 0-2% slopes	29.86	75.6%	147
61A	Atterberry silt loam, 0-2% slopes	5.63	14.2%	132
51B	Muscatune silt loam, 2-5% slopes	2.07	5.2%	146
675B	Greenbush silt loam, 2-5% slopes	1.32	3.3%	133
279B	Rozetta silt loam, 2-5% slopes	0.63	1.6%	119

*Illinois Crop Productivity Index

Weighted Productivity Index Average 143.9

TRACT 2

- **40.5± TAXABLE ACRES**
- **85.6% TILLABLE**
- **HUNTING POTENTIAL**

Property is leased for hunting during November 2022. Property inspections should be completed prior to November 1. Hunting stand does not convey.

Acreage: 40.5 taxable acres, 34.66± USDA tillable acres HEL

Access: From County Road 2050N along the North

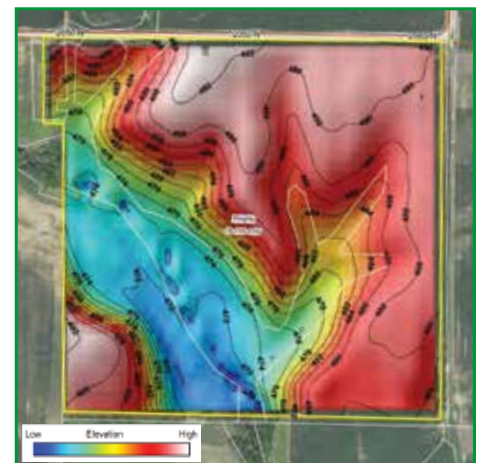
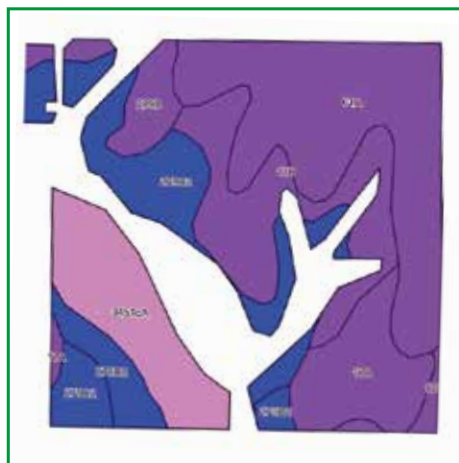
Productivity Index Rating: 123.8

Topography: Level to rolling

Property Location: Greene County, IL S18-T11N-R11W

Code	Soil Description	Acres	% of Field	ICPI*
61A	Atterberry silt loam, 0-2% slopes	10.42	30.1%	132
279C2	Rozetta silt loam, 5-10% slopes	6.09	17.6%	112
17B	Keomah silt loam, 2-5% slopes	6.05	17.5%	118
3451cA	Lawson silt loam, 0-2% slopes	4.79	13.8%	140
17A	Keomah silt loam, 0-2% slopes	3.79	10.9%	119
279B	Rozetta silt loam, 2-5% slopes	1.77	5.1%	119
279D2	Rozetta silt loam, 10-18% slopes	1.75	5.0%	107

*Illinois Crop Productivity Index **Weighted Productivity Index Average 123.8**



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 14, 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 the John & Mary Jo Jarzen Trusts 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.



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

Greene County, IL FARMLAND AUCTION

80.5± Acres • 2 Tracts
Near White Hall

Greene County, IL FARMLAND AUCTION

80.5± Acres • 2 Tracts
Near White Hall



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.