

# MORGAN COUNTY, IL

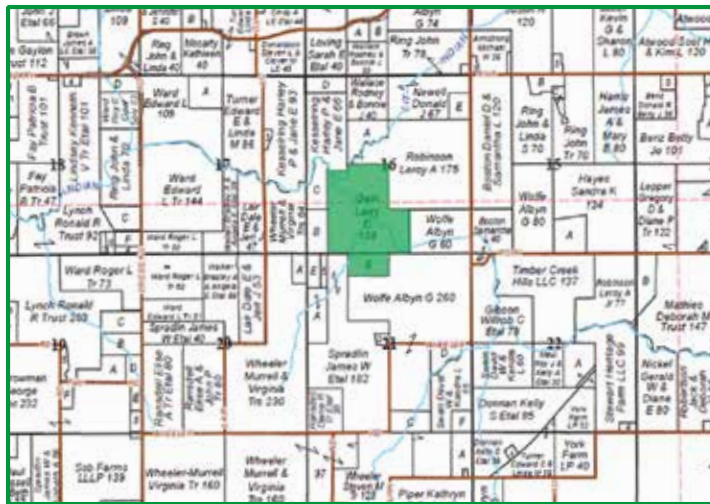
# LAND AUCTION

**Thursday, November 17 at 10:00 am**

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

**This property in Northeast Morgan County, Illinois has a bit of everything – income-producing tillable farmland and CRP acreage, turnkey hunttable woodland, fishing pond, a nice home and 4104 sq. ft. pole barn.**

- 158.37 taxable acres selling in 1 tract
- 85± wooded acres providing hunting opportunities
- 35.5± tillable acres (110.9 PI)
- 31.32 acres enrolled in CRP, \$8,131 annual income



**Seller:** Larry D. Gain Estate, CNB Bank & Trust, N.A., Executor (Mary N. Ferguson, Vice President 217.408.0281). All proceeds from the sale will be donated to St. Jude Children's Research Hospital in memory of the late Larry D. Gain.

**Additional details, maps, and photos are available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)**



Luke Worrell



Darrell Moore

**Seller's Representative  
& Managing Broker:**

**Luke Worrell**

217.473.7039

**Auctioneer:**

**Darrell Moore**

IL Lic. 440.000506



# FARM • HUNT • FISH • LIVE

This property in Northeast Morgan County, Illinois has a bit of everything – income-producing tillable farmland and CRP acreage, turnkey huntable woodland, fishing pond, a nice home and 4104sqft pole barn. Gorgeous doesn't come close to capturing the beauty of this multi-use property. When you step onto these 158.37± acres, known locally as Indian Creek Farm, it is as though you are entering into an immaculately-maintained state park.

Approximately 85± acres are wooded and are surrounded by adjoining wildlife habitat on all sides. A food plot is featured on the Northwest portion of the property, and a creek provides on-site water. Several nice hunting stands convey with the property. An established trail system grants access to every nook and cranny of the property.

Approximately 35.5± acres are currently farmed and carry a weighted Productivity Index Rating of 110.9. Rozetta silt loam is the primary soil type. Another 31.32 acres are enrolled in CRP and generate \$8,131 annually. The majority of the CRP acreage runs through 2025. A more detailed summary of the acreage and expiration dates is available upon request.

The spacious home is in good shape and could serve as your primary residence or hunting lodge. Customize the space to fit your needs; the current layout is as follows: kitchen, dining room, living room, full bathroom, laundry room on main level; an oversized bedroom (adjoining deck), half-bath, and office (adjoining deck) upstairs; plenty of space in the basement for sleeping quarters (egress window) or general living areas, and an additional full-bathroom inside the utility room. Attached 2-car garage. Store equipment and toys in the 4,104sqft pole building with partial concrete, 12' electric door, 100 amp service, and side workshop measuring 27'4" x 16'9". Also utilize the 1520 sqft lean-to.

**Property Location, Directions & Access:** 2567 Martha's Lane, Ashland, IL in Northeast Morgan County Sections 16 & 21-Township 16N-Range 9W, approximately halfway between Ashland and Jacksonville. From Ashland, go Southwest on State Highway 123, then South and West on Literberry Prentice Road, then South on Lair Road, then East on Martha's Lane

**Acreage:** 158.37 taxable acres, 35.5± farmed acres, 31.32 acres CRP, 85± wooded acres

**Productivity Index Rating (tillable acreage):** 110.9

**Primary Soil Types (tillable acreage):** Rozetta Silt Loam

**Topography:** Level to rolling, sloping

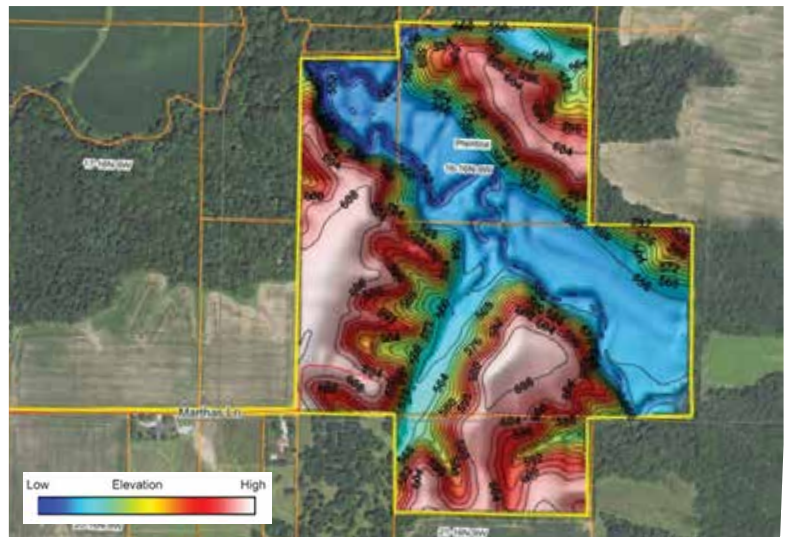
**Tenancy:** Open for the 2022 hunting season and the 2023 cropping season.

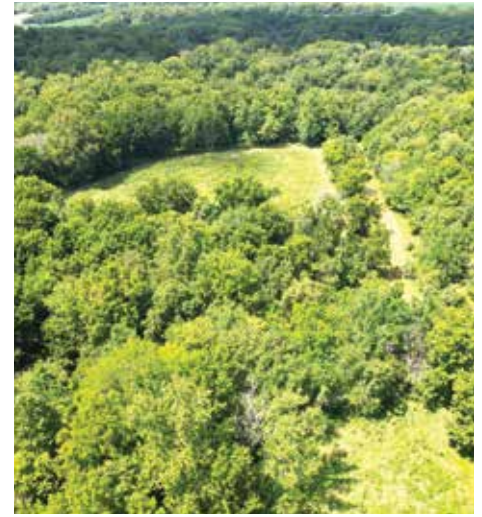
**Parcel Numbers:** 05-16-300-009, 05-21-100-005, 05-16-300-003, 05-17-400-005

**2021 Taxes (Payable 2022):** \$4,571.56

**Open House:** Saturday, November 5, 10 AM – 12 PM

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





**Sales Terms Summary:** Upon conclusion of auction, Seller 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 30, 2022. Possession will be given at closing. The property is free of tenant's rights for the 2022 hunting season and the 2023 cropping season. Seller will convey by Executor's Deed, and will furnish title insurance in amount of the purchase price. Seller 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 Seller's Agent for the Larry D. Gain Estate, CNB Bank & Trust, N.A., Executor (Mary N. Ferguson, Vice President 217.408.0281) and is not representing any Buyer(s). The property is being sold "AS IS" without representation or warranty expressed or implied. The property is being sold by the acre based on taxable acreage. 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 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.

Additional details, maps, and photos are available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)



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217.245.1618 • info@Worrell-LandServices.com  
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**Tillable, CRP, Hunting Combo**  
**Thursday, November 17 at 10:00 am**



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