

Morgan County, IL



LAND AUCTION

**474.39± as 5 Tracts
approximately half-way between
Ashland and Jacksonville**

Auction Date:

Friday, November 18 @ 10:00AM

Auction Location:

***Pathway Services Community Room,
1905 W. Morton Avenue in Jacksonville, Illinois***

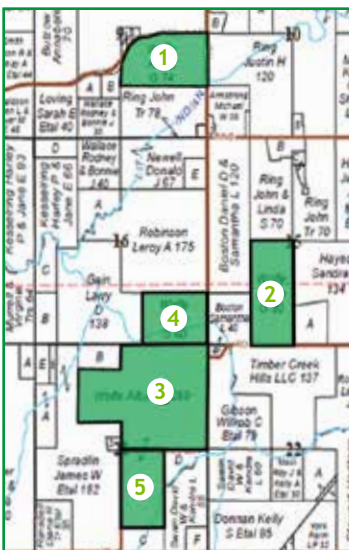
represented by



FIVE DISTINCT TRACTS

Versatile opportunity awaits on these five distinct combo tracts that offer a mix of income-producing acreage, hunting ground, and even build-site potential.

All tracts are manageably-sized, offer great access from county roads, and are free of tenant's rights. Tracts 3, 4, and 5 adjoin one another, should you desire larger acreage. Check out the particulars of each tract on the enclosed pages and give us a shout with any questions or to schedule time to walk the properties. Luke Worrell, Managing Broker, is representing the seller and can be reached via talk or text at 217.473.7039.



Tract 1: 74.39± Taxable Acres

Tract 2: 80± Taxable Acres

Tract 3: 200± Taxable Acres

Tract 4: 60± Taxable Acres

Tract 5: 60± Taxable Acres

Seller: Albyn G. Wolfe Trust, The Farmers State Bank & Trust Company, Trustee (Jim Oliver, Farm Manager) **Representing Attorney:** Matt Smith · Bellatti Fay Bellatti & Beard LLP · 217.408.0686 **Auction Format:** In-person bidding. Contact us to make arrangements for phone bidding if in-person bidding is not possible. Each tract will sell individually and will not be offered back in combination.

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



Luke Worrell
Managing Broker
& Seller's Agent
217.473.7039



Darrell Moore
Auctioneer
217.473.5486
IL Lic. 440.000506



TRACT 1

74.39± Taxable Acres

Over 63% of the farm is in row-crop production. Lots of field edge!

Acreage: 47.0± tillable acres, 22.52± wooded acres

Access: From Literberry Prentice Road along the North and Wheeler Road along the East

Productivity Index Rating (tillable acreage): 109.5

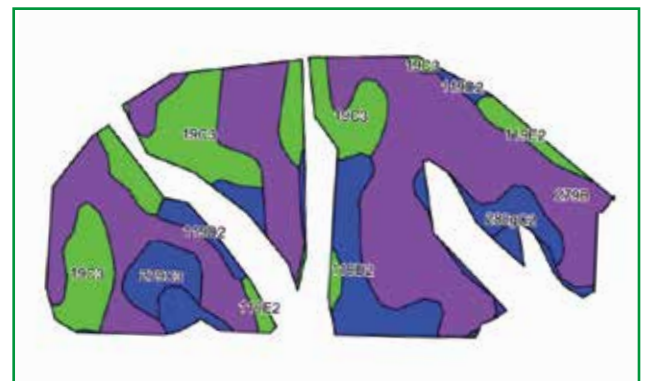
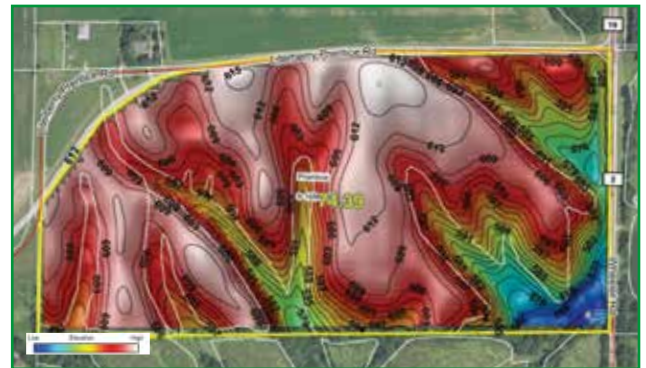
Primary Soil Types (tillable acreage): Rozetta & Sylvan

Topography: Rolling

Parcel ID: 05-09-400-004

2021 Taxes (Payable 2022): \$1,189.74

Location: Morgan County, IL S9-T16N-R9W



Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	25.95	55.2%	119
19C3	Sylvan silty clay loam, 5-10% slopes	9.65	20.5%	95
119D2	Elco silt loam, 10-18% slopes	6.66	14.2%	100
279C3	Rozetta silty clay loam, 5-10% slopes	1.72	3.7%	103
280gC2	Fayette silt loam, 5-10% slopes	1.57	3.3%	113
119E2	Elco silt loam, 18-25% slopes	1.45	3.1%	84

*Illinois Crop Productivity Index

Weighted Productivity Index Average 109.5



TRACT 2

80± Taxable Acres

Over 83% tillable & highest PI with some hunting potential sprinkled in.

Acreage: 66.71± tillable acres, 12.73± wooded acres

Access: From Roth Road along the South

Productivity Index Rating (tillable acreage): 127.8

Primary Soil Types (tillable acreage): Rozetta & Ipava

Topography: Level to slightly rolling

Parcel ID: 05-15-300-002

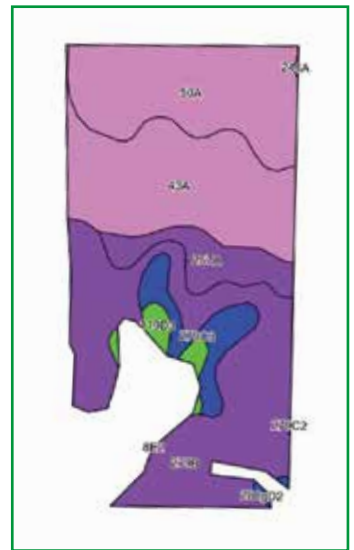
2021 Taxes (Payable 2022): \$2,722.92

Location: Morgan County, IL S15-T16N-R9W



Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	23.31	34.9%	119
43A	Ipava silt loam, 0-2% slopes	17.41	26.1%	142
50A	Virden silty clay loam, 0-2% slopes	15.60	23.4%	135
257A	Clarksdale silt loam, 0-2% slopes	4.79	7.2%	128
279C3	Rozetta silty clay loam, 5-10% slopes	3.93	5.9%	103
119D3	Elco silty clay loam, 10-18% slopes	1.43	2.1%	91
280gD2	Fayette silt loam, 10-18% slopes	0.25	0.4%	109

*Illinois Crop Productivity Index **Weighted Productivity Index Average 127.8**



TRACT 3

200± Taxable Acres

Nearly 69% income-producing acres, usable outbuildings, build-site, huntable woodland.

The largest of the five tracts, this tract requires a bit more explanation. Between the tillable farmland and CRP, 137.83 acres are income-producing. With nine acres of CRP for deer to bed down in amidst the timber and adjoining woodland, the hunting potential for this tract is significant. Two pole-frame buildings provide 5,136sqft of covered outdoor storage, and five older grain bins total 20,000/bu onsite grain storage. This tract has excellent build-site potential, with rural water already running to the property. The current farm tenant has occupied the older home on this tract for 49 years, and has interest in staying should the new owner desire.

Acreage: 128.83± tillable acres, 48.17± wooded acres, 9 acres in CRP

Access: From Wheeler Road along the East and South

Productivity Index Rating (tillable acreage): 115.5

Primary Soil Type (tillable acreage): Rozetta & Clarksdale

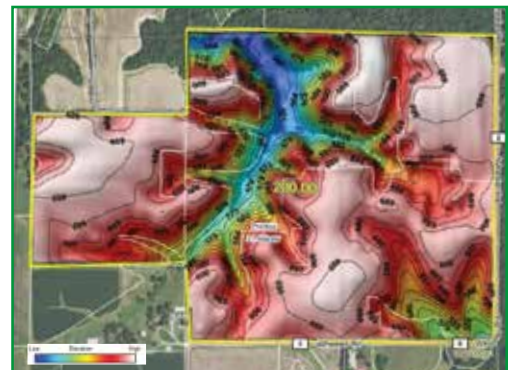
CRP Summary: \$2,086 annually as follows: 4.1 acres @ \$235.40/acre through September 2025 and 4.9 acres @ \$228.80/acre through September 2026.

Topography: Level to rolling

Parcel IDs: 05-21-200-001 & 05-21-100-006

2021 Taxes (Payable 2022): \$6,522.80

Location: Morgan County, IL S21-T16N-R9W



Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	81.20	63.0%	119
257A	Clarksdale silt loam, 0-2% slopes	14.27	11.1%	128
19C3	Sylvan silty clay loam, 5-10% slopes	13.03	10.1%	95
279C3	Rozetta silty clay loam, 5-10% slopes	7.98	6.2%	103
119D2	Elco silt loam, 10-18% slopes	4.01	3.1%	100
279C2	Rozetta silt loam, 5-10% slopes	3.46	2.7%	112
17A	Keomah silt loam, 0-2% slopes	2.51	1.9%	119
280gD2	Fayette silt loam, 10-18% slopes	1.49	1.2%	109
280D3	Fayette sily clay loam, 10-18% slopes	0.64	0.5%	99
8 E2	Hickory silt loam, 18-25% slopes	0.24	0.2%	69

*Illinois Crop Productivity Index

Weighted Productivity Index Average 115.5

TRACT 4

60± Taxable Acres

Greatest percentage of woodland.

The 20.90± tillable acres on this tract were formerly in CRP, but those contracts have expired. Utilize that acreage as you see fit – food plot development, row-crop, hay. Indian Creek runs through this tract providing on-site water for wildlife.

Acreage: 20.90± tillable acres, 39.10± wooded acres

Access: From Wheeler Road along the East

Productivity Index Rating (tillable acreage): 118.9

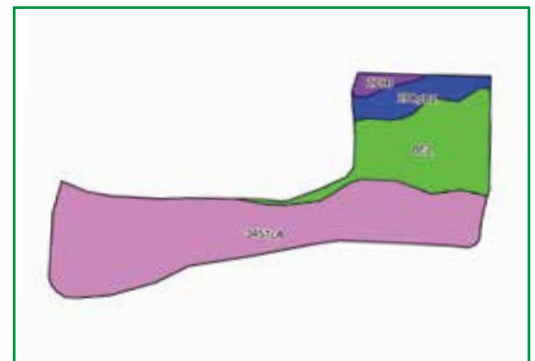
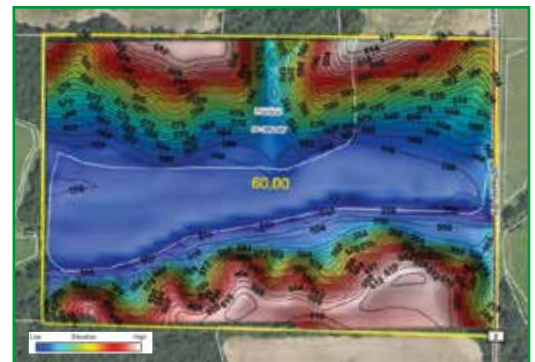
Primary Soil Type (tillable acreage): Lawson

Topography: Level to rolling

Parcel ID: 05-16-400-002

2021 Taxes (Payable 2022): \$965.88

Location: Morgan County, IL S16-T16N-R9W



Code	Soil Description	Acres	% of Field	ICPI*
3451cA	Lawson silt loam, 0-2% slopes	13.45	64.4%	140
8 E2	Hickory silt loam, 18-25% slopes	5.38	25.7%	69
280gD2	Fayette silt loam, 10-18% slopes	1.61	7.7%	109
279B	Rozetta silt loam, 2-5% slopes	0.46	2.2%	119

*Illinois Crop Productivity Index

Weighted Productivity Index Average 118.9

TRACT 5

60± Taxable Acres

Nearly 64% income-producing, potential to restore pond.

Acreage: 38.26± tillable acres, 15.45± wooded acres

Access: From Wheeler Road along the North and West

Productivity Index Rating (tillable acreage): 114.7

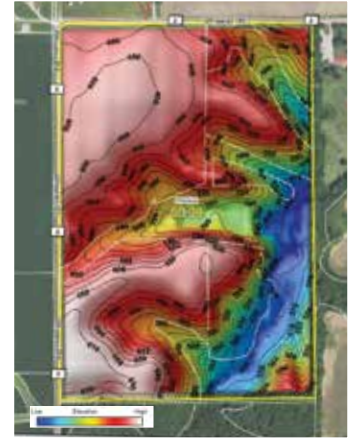
Primary Soil Type (tillable acreage): Rozetta

Topography: Level to rolling

Parcel ID: 05-21-400-001

2021 Taxes (Payable 2022): \$835.88

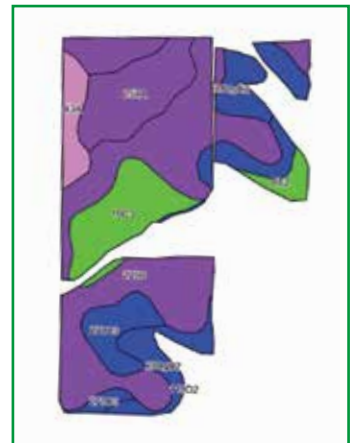
Location: Morgan County, IL S21-T16N-R9W



Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	17.40	45.5%	119
257 A	Clarksdale silt loam, 0-2% slopes	4.61	12.1%	128
19C3	Sylvan silty clay loam, 5-10% slopes	4.43	11.6%	95
280gD2	Fayette silt loam, 10-18% slopes	3.86	10.1%	109
279C3	Rozetta silty clay loam, 5-10% slopes	2.76	7.2%	103
280gC2	Fayette silt loam, 5-10% slopes	2.52	6.6%	113
43A	Ipava silt loam, 0-2% slopes	1.75	4.6%	142
8 E2	Hickory silt loam, 18-25% slopes	0.87	2.3%	69

*Illinois Crop Productivity Index

Weighted Productivity Index Average 114.7



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 at closing on or before December 30, 2022. Possession will be given at closing. Seller will convey by Trustee'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 Albyn G. Wolfe 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 Seller's approval. 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 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.

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Land Sales & Auctions • Farm Management • Land Appraisals



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

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