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Morgan County, Illinois
FARMLAND AUCTION

140± Acres as 1 Tract
Class A Farmland

Friday, March 10 at 10:00 am

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MORGAN COUNTY, ILLINOIS

FARMLAND AUCTION

Friday, March 10 at 10:00 am
Auction to be held at the
Pathway Services Community Room,
1905 W. Morton Ave, Jacksonville

A premium Class A farm near
Alexander with exceptional PI,
farmability, access and yields!

- 140± Taxable Acres Selling in 1 Tract
- 141.15 USDA Tillable Acres (142.2 PI)
- Class A Soils

Seller: Estate of Marjorie M. Weber **Attorney:** Devin E. Vaughn - Bellatti, Fay, Bellatti & Beard, 217.245.7111



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



EXCEPTIONAL FARMABILITY

A premium farm in one of the strongest agricultural areas in West Central Illinois, this 140± acre beauty near Alexander is quite the show-off! Boasting not only an extremely high soil productivity index rating of 142.2, it also offers exceptional farmability with excellent access and no obstructions. The farm is a known producer with yield averages exceeding 225-bushel corn and 75-bushel beans. While there are 140 taxable acres, USDA tillable acreage clocks in at 141.15.

The farm is leased for the 2023 growing season under a 50-50 arrangement. Upon reimbursement of 2023 cropping expenses (available upon request), the successful bidder will assume the Landlord's 50% share for the 2023 crop. The farm is not a part of the APEX/Orsted project.

Don't miss the rare opportunity at a farm of this quality in this location. Come ready to bid!

Property Location: Located in Morgan County S30-T15N-R8W approximately one-half mile southeast of Alexander, IL. From I-72, take the Ashland/Alexander exit South to Alexander then head East on Old Route 36 and South on Contrary Road. Contrary Road extends the length of the Eastern boundary of the farm.

Acreage: 140 taxable acres, 141.15 USDA tillable acres

Productivity Index Rating: 142.2

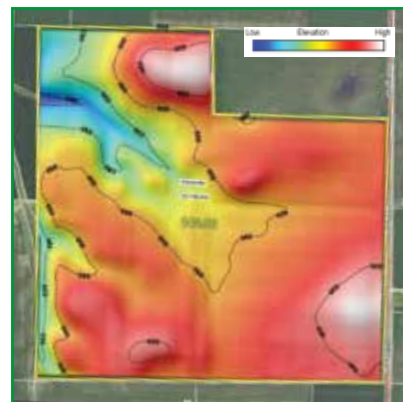
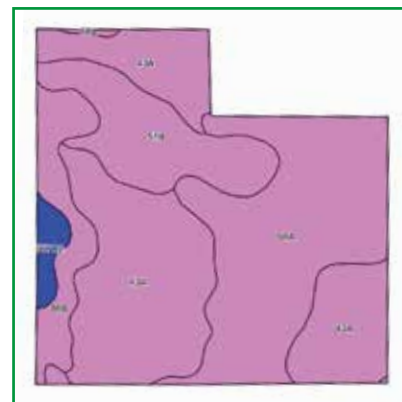
Primary Soil Types: Ipava and Sable silt loam

Topography: Level

Parcel Numbers: 11-30-400-001 and 11-30-400-003

2021 Taxes (Payable 2022): \$5,904.84

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	58.51	41.5%	142
68A	Sable silty clay loam, 0-2% slopes	47.10	33.4%	143
51B	Muscataine silt loam, 2-5% slopes	20.15	14.3%	146
86B	Oscos silt loam, 2-5% slopes	12.25	8.7%	140
567C2	Elkhart silt loam, 5-10% slopes	3.14	2.2%	116
Weighted Productivity Index Average				142.2

*Illinois Crop Productivity Index



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. If the Buyer(s) fail to perform the Agreement, the Sellers may retain as liquidated damages the down payment made by the Buyer(s) or, at the Seller's option, may declare the full balance owing due and payable and proceed with legal action to enforce the Agreement or recover damages, including costs and attorney's fees. Balance due and payable on or before April 21, 2023. Possession will be given at closing. The property is leased for the 2023 growing season under a 50-50 arrangement. Upon reimbursement of 2023 cropping expenses (available upon request), Buyer(s) will assume the Landlord's 50% share for the 2023 crop. 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 Marjorie M. Weber Estate 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.