

# MORGAN COUNTY, IL



# LAND AUCTION

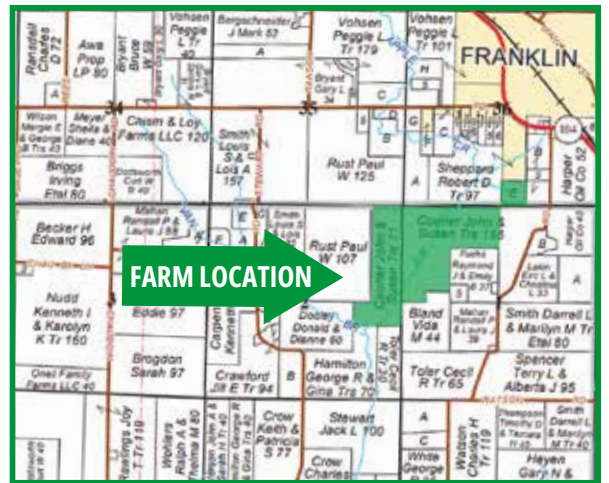
## Thursday, May 18 at 10:00 am

Auction to be held at the Pathway Services Community Room, 1905 West Morton Avenue in Jacksonville, Illinois

### The definition of a mixed-use farm, this tract could be taken many directions by its new owner!

- 191.14 taxable acres selling in 1 tract
- 157.26± wooded/pasture acres offering flexibility
- 33.88± USDA tillable acres (113.7 PI)

**Sellers:** John Courier, Beverly Courier, Susan Linker  
**Attorneys:** John Coonrod, Dan Beard, David Leefers



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



Allan Worrell



Darrell Moore

**Sellers' Representative**

**Allan Worrell**

217.245.1618

**Auctioneer**

**Darrell Moore**

IL Lic. 440.000506



# PASTURE RECREATIONAL HUNTING • TILLABLE

The sky's the limit for enhancing the recreational and hunting potential this property offers. The varied topography lends itself to becoming an exceptional wildlife habitat with many natural funnels, opportunities for food plots, creek-bottoms, adjoining woodland, thick grassland and timber, and meandering field edge. If hunting isn't your thing, but you're looking for a secluded place to put around in the great outdoors, this is it! Tent camp, ATV-ride, and hike to your heart's delight.

Formerly used as a cattle farm, the pastureland could be restored. Some fencing and gates are still in working order.

USDA cropland totals 33.88 acres (27.53 NHEL, 6.35 HEL). The weighted Productivity Index Rating is 113.7 on the tillable acreage with Rozetta as the primary soil type. While the 17.96 acre field in the Northwest corner of the farm is accessible from a crossing on the property, it is best accessed through the neighboring property; the neighbor has farmed that field in recent years.

**Property Location:** Near Franklin, IL in Southeast Morgan County S1-T13N-R9W & S36-14N-9W.

**Acreage:** 191.14 taxable acres, 33.88 USDA tillable acres

**Access & Directions:** From State Highway 104 at Franklin, head South on Harts Prairie Road approximately 0.3 miles. Property is accessible from the gravel lane off Harts Prairie Road that runs just South of the large machine shed (shed not part of the acreage that is selling).

**Productivity Index Rating (tillable acreage):** 113.7

**Primary Soil Type (tillable acreage):** Rozetta

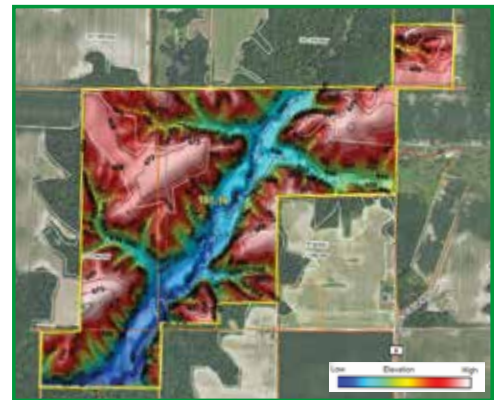
**Topography:** Level to steep

**Tenancy:** Open for the 2023 cropping season. Upon signing a liability waiver the day of the auction, early possession will be granted for planting purposes.

**Parcel Numbers:** 18-01-100-001, 18-02-200-003, 18-02-400-002, 14-36-400-009

**2021 Taxes (Payable 2022):** \$1,068.86

**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*        |
|--|---------------------------------------|-------|------------|--------------|
| 279B                                       | Rozetta silt loam, 2-5% slopes        | 22.34 | 65.9%      | 119          |
| 279C2                                      | Rozetta silt loam, 5-10% slopes       | 5.52  | 16.3%      | 112          |
| 279C3                                      | Rozetta silty clay loam, 5-10% slopes | 3.32  | 9.8%       | 103          |
| 8cE2                                       | Hickory silt loam, 18-25% slopes      | 1.77  | 5.2%       | 69           |
| 17A  | Keomah silt loam, 0-2% slopes         | 0.93  | 2.7%       | 119          |
| <b>Weighted Productivity Index Average</b> |                                       |       |            | <b>113.7</b> |

\*Illinois Crop Productivity Index



**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 June 30, 2023. Upon signing a liability waiver the day of the auction, early possession will be granted for planting purposes. The property is free of tenant's rights for the 2023 hunting season and the 2023 cropping season. Sellers will convey by Warranty Deed, and will furnish title insurance in amount of the purchase price. Sellers will pay the first installment of 2022 real estate taxes payable in June 2023, as well as the second installment of the 2022 real estate taxes payable in September 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 John Courier, Beverly Courier, and Susan Linker 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. 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.



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

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*represented by*  
 **WORRELL**  
LAND SERVICES, LLC