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# GREENE COUNTY, IL LAND AUCTION

Friday, September 15 @ 10:00AM

83.97± Acres • 2 Tracts

In-Person & Live Online Bidding



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represented by

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Auction to be held at Jerseyville K of C Hall,  
307 North State Street, Jerseyville, Illinois

Online bidding for qualified bidders will be available via our online bidding platform or through the Worrell Land Services app on your mobile device through Apple or Google Play app stores. You may register to bid anytime between now and 6:00PM Thursday, September 14. Visit our website for more information.

Buy one or both of these diverse land tracts located within steps of one another near Carrollton in Central Greene County, Illinois.

Tract 1 25.924± Acres • 77% Tillable

Tract 2 59.046± Acres • Hunting Plus Tillable

Sellers: Angela Hansen Revocable Trust

Attorneys: Strang, Parish & Graham

If your land aspirations extend a county over, the Sellers are also auctioning a great 46.41± acre property near Grafton the same day. Call or visit us online for more information about that tract.

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



Allan Worrell



Darrell Moore

Sellers' Representative

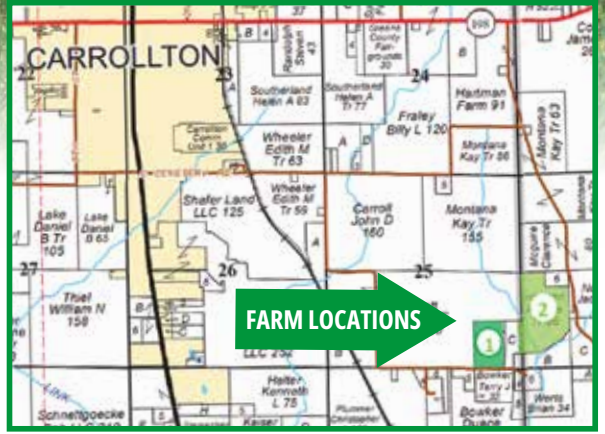
Allan Worrell

217.473.3418

Auctioneer

Darrell Moore

IL Lic. 440.000506





# TRACT 1

## 25.924± ACRES

### 77% TILLABLE

Manageably-sized land tracts are hard to come by! Make this one yours and enjoy the income generated from 19.95± USDA tillable acres, along with the recreational and hunting appeal on the remaining acreage. The Productivity Index rating of the row-crop acres is 115.1 with Rozetta silt loam as the predominate soil type.

**Acreage:** 25.924± acres (calculated by taking the taxable acres for Parcel ID 13-25-400-002 minus the 1.646± surveyed acre sliver toward the East which is selling with Tract 2), 19.95± USDA NHEL tillable acres.

**Access:** From County Road 1100N along the South.

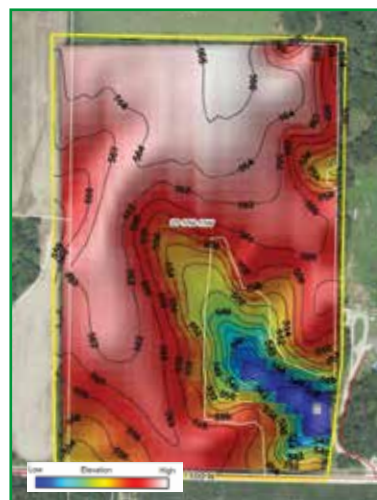
**Productivity Index Rating (tillable acreage):** 115.1

**Primary Soil Type:** Rozetta silt loam

**Topography:** Level to rolling

**Tenancy:** Leased for the 2023 cropping season. Open hunting rights. Open for the 2024 cropping season.

**Property Location:** Greene County, IL S25-T10N-R12W



Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	11.82	59.2%	119
279D2	Rozetta silt loam, 10-18% slopes	4.85	24.3%	107
17A	Keomah silt loam, 0-2% slopes	1.76	8.8%	119
17B	Keomah silt loam, 2-5% slopes	0.84	4.2%	118
279C2	Rozetta silt loam, 5-10% slopes	0.46	2.3%	112
8cG	Hickory silt loam, 35-60% slopes	0.22	1.1%	44

\*Illinois Crop Productivity Index **Weighted Productivity Index Average 115.1**

# TRACT 2

## 59.046± ACRES

### HUNTING PLUS TILLABLE

Hunters and outdoorspeople, this one's for you! The hunting sanctuary you've been waiting for, these 59.046± acres feature the diverse terrain, on-site food and water sources, and thick cover to make this a great home for wildlife. Those who have recently hunted the property indicate there are distinctive deer that frequent the property. A fresh mowing of the trail system will make it easy to access the entire property on foot or ATV.

**Acreage:** 59.046± acres (calculated by taking the taxable acres for Parcel ID 14-30-300-006 plus the 1.646± surveyed acre sliver of Parcel ID 14-30-300-002), 21.08± USDA tillable acres

**Access:** Recorded easement through the property that adjoins to the North.

**Productivity Index Rating:** 114.7

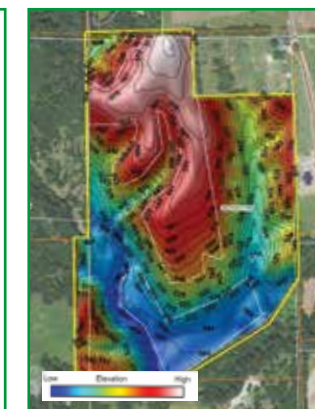
**Topography:** Level to rolling

**Tenancy:** Leased for the 2023 cropping season. Open hunting rights. Open for the 2024 cropping season.

**Property Location:** Greene County, IL S25&30-T10N-R11W

Code	Soil Description	Acres	% of Field	ICPI*
3331A	Haymond silt loam, 0-2% slopes	6.18	29.3%	132
279D2	Rozetta silt loam, 10-18% slopes	4.65	22.1%	107
279C2	Rozetta silt loam, 5-10% slopes	4.61	21.9%	112
279B	Rozetta silt loam, 2-5% slopes	4.22	20.0%	119
8cF2	Hickory silt loam, 18-35% slopes	1.21	5.7%	61
8cF	Hickory silt loam, 18-35% slopes	0.14	0.7%	65
8cG	Hickory silt loam, 35-60% slopes	0.07	0.3%	44

\*Illinois Crop Productivity Index **Weighted Productivity Index Average 114.7**



**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 October 31, 2023. Possession will be given at closing unless otherwise requested. Sellers will convey by Trustee's Deed, and will furnish title insurance in amount of the purchase price. Sellers will pay the 2023 real estate taxes payable in 2024 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 Angela Hansen Revocable 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 Sellers' approval. The property is being sold by the acre. Property is selling as "Buyer's Choice." The successful bidder will have the option to choose Tract 1, Tract 2, or both. If the first

*Continued on next page*

successful bidder selects only one of the two tracts, bidding will resume for the remaining tract. 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. See website for additional terms regarding online bidding.

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.