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LAND AUCTION

Friday, September 15 @ 10:00AM

46.41± Acre Retreat Near Grafton, IL

In-Person & Live Online Bidding

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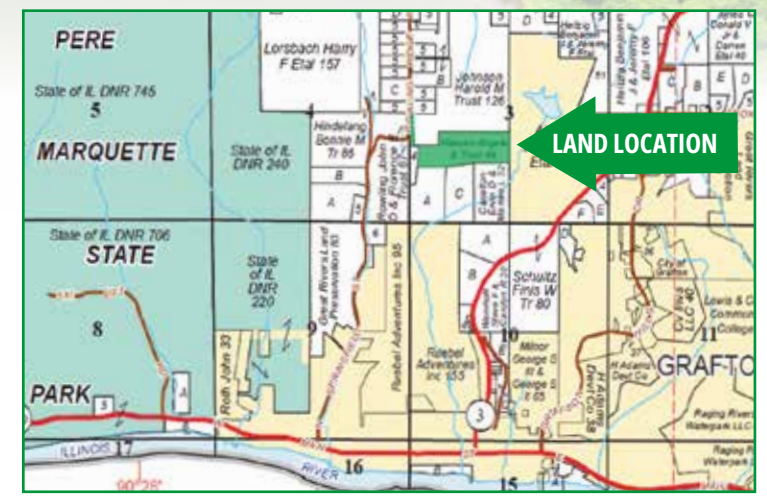
Auction to be held at Jerseyville K of C Hall, 307 North State Street, Jerseyville, Illinois. In-Person & Live Online Bidding. See website for details.

Own your very own piece of Illinois wine country where you can retreat from the hustle and bustle of everyday life!

- Hunting • Fishing
- Build-Site • Tillable Farmland

Sellers: Angela Hansen Revocable Trust

Attorneys: Strang, Parish & Graham



If your land aspirations extend a county over, the Sellers are also auctioning two land tracts near Carrollton the same day. Call or visit us online for information about those tracts.

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



Allan Worrell



Darrell Moore

Sellers' Representative

Allan Worrell

217.473.3418

Auctioneer

Darrell Moore

IL Lic. 440.000506



Retreat from the hustle and bustle of everyday life!

Own your very own piece of Illinois wine country where you can retreat from the hustle and bustle of everyday life! Cast a line and cast your cares away on the 4± acre pond. Settle into your favorite hunting blind and enjoy the peaceful sounds as you wait patiently for wildlife to make their grand entrance. Situated immediately East of Pere Marquette State Park and the expansive and rolling woodland 8,000± acres of scenic beauty it affords, you will have quick-access to hiking, fishing, biking, horseback riding, and scenic drives. Or venture across the river into Missouri where St. Louis, St. Charles and other popular areas are ready to welcome you with exceptional dining, shopping and recreation.

This 46.41± acre property just North of Grafton has it all – income-producing tillable acreage (17.24± tillable acres, 108.9 PI), thick woodland, a beautiful pond, build-site potential – you name it! This property could be taken any number of different directions by its new owner, including exploring the possibility of rezoning and converting to multiple rural homesites.

Live in-person and online bidding Friday, September 15 at 10:00AM at the Jerseyville K of C Hall, 307 North State Street, Jerseyville, IL. 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.

Property Location & Directions: Approximately 1 mile North of Grafton in Jersey County Section 3 - Township 6N - Range 12W. Take IL-3 North out of Grafton. Turn West onto Powerline Road then South onto Rowling Ridge Road.

Acreage: 46.41± taxable acres, 17.24± tillable acres, 25.17± wooded acres, 4± acre pond

Access: From Rowling Ridge Road

Distances:

- Pere Marquette State Park – ½ mile±
- Grafton, IL – 1± mile
- St. Charles, MO – 15± miles via Grafton Ferry
- Busch Stadium in Downtown St. Louis, MO – 38± miles
- St. Louis Lambert International Airport – 36± miles

Utilities: Jersey County Rural Water, MJM Electric, GTEC Internet & Phone

School District: Jersey Community Unit School District 100

Productivity Index Rating (tillable acreage): 108.9

Primary Soil Type (tillable acreage): Rozetta silt loam

Topography: Level to rolling

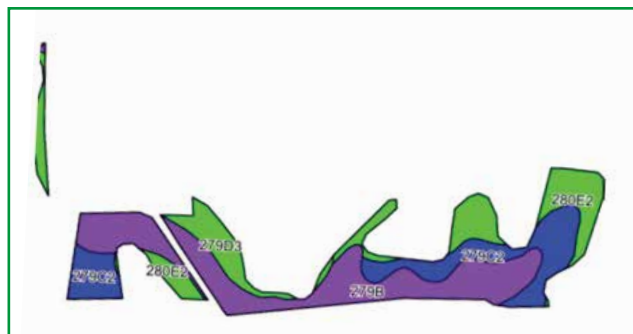
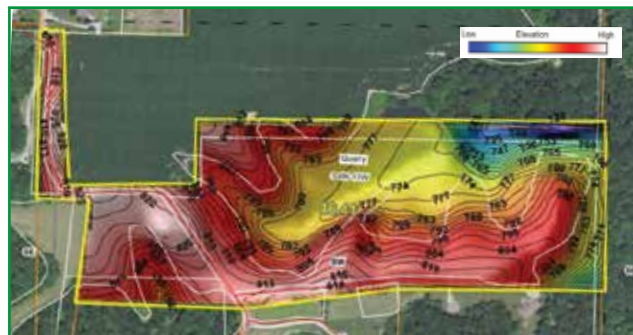
Tenancy: Leased for the 2023 cropping season. Open hunting rights. Open for the 2024 cropping season.

Parcel Number: 08-003-002-00

2022 Taxes (Payable 2023): \$569.50

Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	6.48	42.4%	119
279C2	Rozetta silt loam, 5-10% slopes	3.82	25.0%	112
280 E 2	Fayette silt loam, 18-25% slopes	3.66	24.0%	92
279D3	Rozetta silt clay loam, 10-18% slopes	1.32	8.6%	97
Weighted Productivity Index Average		108.9		

*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 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. 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.