

MACOUPIN COUNTY, IL



LAND AUCTION

318.79± Acres as 5 Tracts

**4± miles Southeast of Greenfield,
13± miles West of Carlinville**

**Auction Date: Live In-Person & Online
Tuesday, October 31 @ 10AM**

**Auction Location: Elks Lodge,
201 W. Main St., Carlinville, IL 62626**

Open House & Property Tours

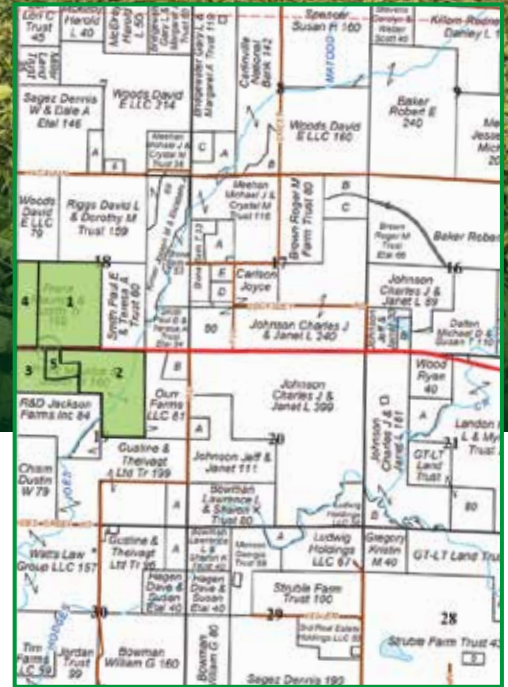
Saturday, October 28 10AM-12PM

Private property tours can be arranged at any time by contacting Allan Worrell, but the home will be unavailable for showings until Tuesday, October 24 due to the personal property auction being held on Saturday, October 21.



VERSATILE OPPORTUNITIES!

Versatile opportunity awaits on these five distinct tracts that offer a mix of tillable farmland, pastureland, hunting ground, timber, and even a rural homestead. All tracts are manageably-sized and offer great access from Illinois Route 108. Buy one or buy them all depending on the extent to which you wish to expand your land holdings.



Location and Directions to the Property: Just inside the Macoupin County line 4± miles Southeast of Greenfield, 13± miles West of Carlinville. Take Illinois Route 267 South out of Greenfield then Illinois Route 108 East approximately 0.3 mile. Tracts 1 and 4 are located to the North of IL-Rte. 108 in S18-T10N-R9W; Tracts 2, 3 and 5 to the South of IL-Rte. 108 in S19-T10N-R9W.

Taxes: All tracts are subject to reassessment upon recording of new deeds.

- Parcel ID 24-000-276-00 = 159.12 acres, \$2613.88
- Parcel ID 24-000-282-00 = 80 acres, \$1544.84
- Parcel ID 24-000-283-00 = 79.29 acres, \$1238.22

Tenancy: Open for all tracts after 2023 harvest.

Seller: Maurice & Judith Franz Trusts

Representing Attorney: Todd Parish
Strang, Parish & Graham (Jerseyville office) · 618-498-6821

Auction Format:

- Live in-person and online bidding.
- Pre-bids and max-bids may be placed online anytime leading up to the live auction.
- If bidding in-person with no desire to place pre-bids online, you may register at the Elks Lodge that morning.
- If bidding online, you may register online anytime between now and 6:00PM Monday, October 30. See website for registration information.



Sellers' Representative
Allan Worrell

217.245.1618

Auctioneer
Darrell Moore

IL Lic. 440.000506



Allan Worrell



Darrell Moore

TRACT 1

118.89± Acres

Over 90% Tillable

Acreage: 118.89± total, 107.88± tillable, 8.33± pasture, 1.3± wooded

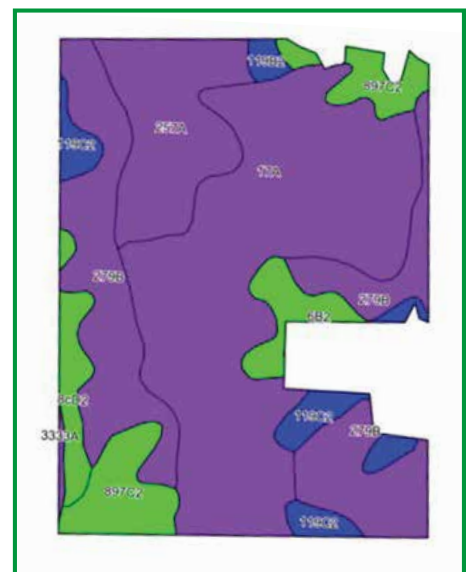
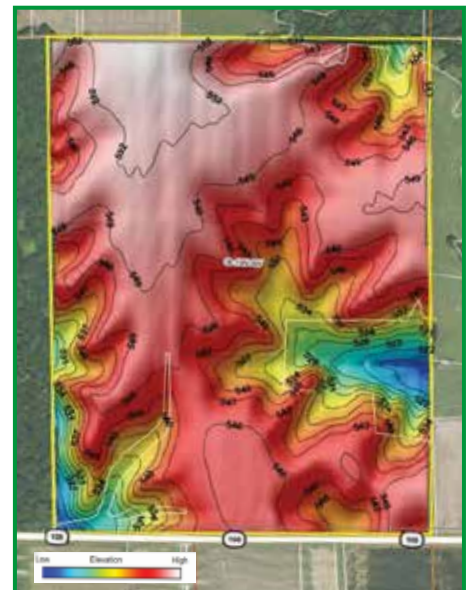
Productivity Index Rating (tillable acreage): 115.2

Primary Soil Types (tillable acreage): Keomah, Rozetta, Clarksdale silt loams

Topography: Level to rolling

Fencing: Older fencing around the pastureland

Parcel ID: Part of 24-000-276-00



Code	Soil Description	Acres	% of Field	ICPI*
17A	Keomah silt loam, 0-2% slopes	45.32	42.0%	119
279B	Rozetta silt loam, 2-5% slopes	26.92	25.0%	119
257A	Clarksdale silt loam, 0-2% slopes	13.39	12.4%	128
897C2	Bunkum-Atlas silt loam, 5-10% slopes	8.46	7.8%	94
119C2	Elco silt loam, 5-10% slopes	5.67	5.3%	104
8cD2	Hickory silt loam, 10-18% slopes	3.52	3.3%	82
6B2	Fishhook silt loam, 2-5% slopes	3.36	3.1%	90
119B2	Elco silt loam, 2-5% slopes	0.90	0.8%	106
3333A	Wakeland silt loam, 0-2% slopes	0.34	0.3%	128

Weighted Productivity Index Average 115.2

*Illinois Crop Productivity Index

TRACT 2

105.89± Acres

Approximately 80% Tillable Plus Hunting Appeal

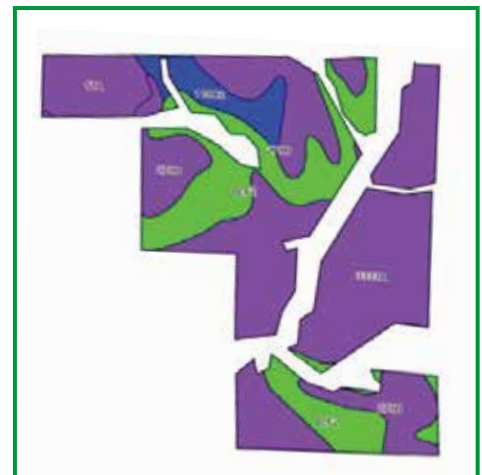
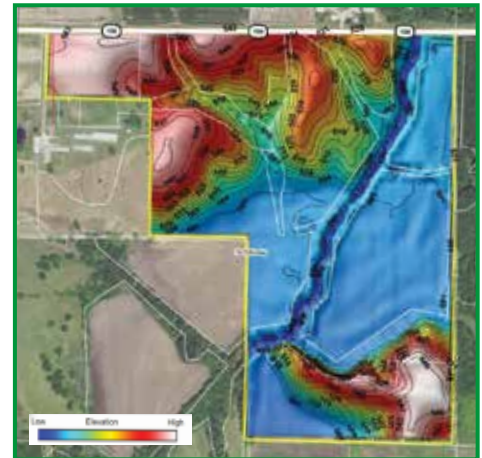
Acreage: 105.89± total, 83.68± tillable, 17.12± wooded. Creek bisects the Eastern portion of the property, providing on-site water for wildlife.

Productivity Index Rating (tillable acreage): 108.7 overall. Approximately 43% of the tillable acreage is High Class B Wakeland soils, 128 PI.

Primary Soil Types (tillable acreage): Wakeland, Hickory, Rozetta silt loams

Topography: Rolling

Parcel IDs: Part of 24-000-282-00 and 24-000-283-00



Code	Soil Description	Acres	% of Field	ICPI*
3333A	Wakeland silt loam, 0-2% slopes	35.72	42.7%	128
8cF2	Hickory silt loam, 18-35% slopes	19.21	23.0%	61
279B	Rozetta silt loam, 2-5% slopes	17.91	21.4%	119
17A	Keomah silt loam, 0-2% slopes	6.14	7.3%	119
119C2	Elco silt loam, 5-10% slopes	4.70	5.6%	104
Weighted Productivity Index Average				108.7

*Illinois Crop Productivity Index

TRACT 3

39.59± Acres

Pasture with Some Tillable Acreage

Acreage: 39.59± total, 31± pasture/grassland, 9± tillable

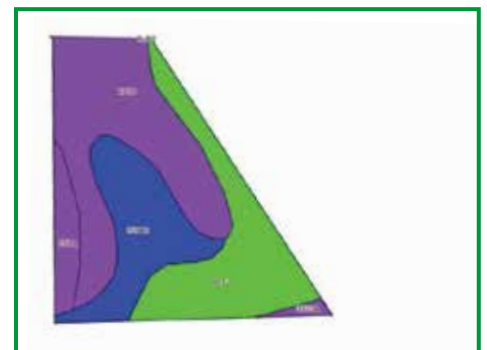
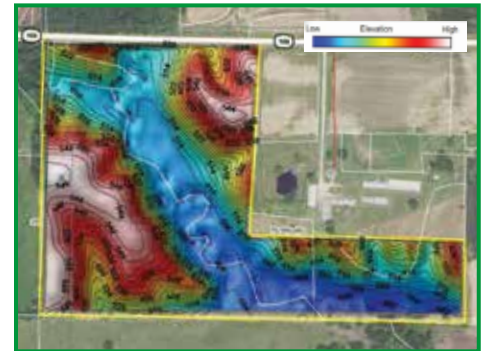
Fencing: Older fencing around the pastureland

Productivity Index Rating (tillable acreage): 100.9

Primary Soil Types (tillable acreage): Rozetta, Hickory, Assumption silt loams

Topography: Rolling to Steep

Parcel ID: Part of 24-000-283-00



Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	3.62	40.2%	119
8cF2	Hickory silt loam, 18-35% slopes	2.64	29.3%	61
259C2	Assumption silt loam, 5-10% slopes	2.03	22.6%	111
257A	Clarksdale silt loam, 0-2% slopes	0.60	6.7%	128
3333A	Wakeland silt loam, 0-2% slopes	0.11	1.2%	128
Weighted Productivity Index Average				100.9

*Illinois Crop Productivity Index

TRACT 4

40.02± Acres

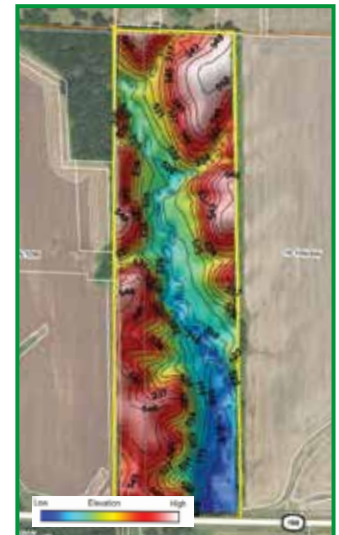
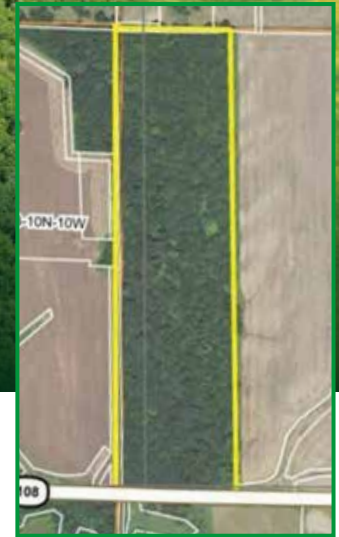
Woodland

Acreage: 40.02± Acres

Timber harvest: None in recent history

Topography: Significant range of slopes with the highest elevation of 540 feet on the North and 516 on the South

Parcel ID: Part of 24-000-276-00



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 December 15, 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 Maurice & Judith Franz Trusts 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 with the exception of Tract 5 which will be sold on the whole. 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.

You must be a registered user to bid, either in-person or online. By bidding you are stating that you are ready and willing to purchase the tract for your bid amount. Bidders acknowledge that Worrell Land Services, LLC does not have any responsibility or liability for the website(s) used for Internet bidding. Despite best efforts to prevent technology failures, Buyer and Seller acknowledge that Worrell Land Services, LLC cannot guarantee the operation or performance of the Internet bidding site. There may be occasional interruptions and delays relating to the use of the Internet and the Website. Furthermore, Worrell Land Services, LLC shall not be held liable (for lost profits or special damages) or responsible for the function of the website or its inability to function. Bidders acknowledge that hardware malfunctions, software malfunctions, viruses, and similar issues do occur and are beyond the knowledge, scope, and control of Worrell Land Services, LLC. Worrell Land Services, LLC reserves the right to deny any person access to online bidding if unable to adequately verify the bidder. Winning bidders will be notified via phone or email immediately after the close of the auction to make arrangements for completing the purchase agreement and collection of earnest money.

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

TRACT 5

14.40 Surveyed Acres

Homestead

Whether or not you farm, this homestead tract has a lot to offer. Farm operators will put to good use the 24,000 bushel on-site grain storage, sheds and hog buildings. Or, if you're just looking for a home in the country, this tract will appeal to you, as well. Current owner has converted the dining room into a bedroom; you could take it either direction based upon your needs. The 1260± sqft floorplan also includes a living room, bedroom, office (or another bedroom), family room, eat-in kitchen, full bathroom, half bathroom, laundry room with shower and tub. Full unfinished basement. Spacious covered front porch; open back deck to overlook the large yard and neighboring field. This tract will be surveyed prior to the auction. Estimated acreage is approximately 14.5 acres.

Acreage: 14.40 surveyed acres. 3.07± USDA NHEL tillable

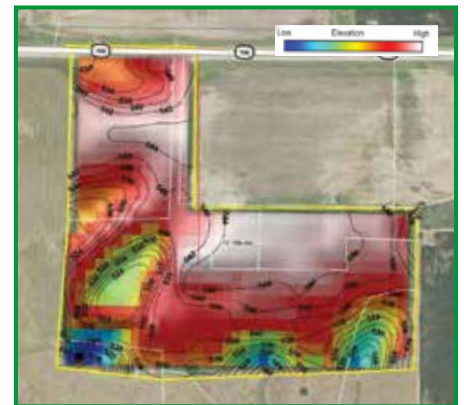
Productivity Index Rating (tillable acreage): 107.1

Primary Soil Type (tillable acreage): Rozetta silt loam

Improvements:

- 1260± sqft home
- Four 6,000-bushel grain bins
- Open-front shed: 36'x97'
- Steel shed with partial concrete floors: 40'x96'
- Hog building 1: 26'x180'
- Hog building 2: 24'x102'
- Hog building 3: 45'x150'

Miscellaneous: Public water, septic, Greenfield School District



Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	1.60	52.1%	119
897C2	Bunkum-Atlas silt loam, 5-10% slopes	0.65	21.2%	94
17A	Keomah silt loam, 0-2% slopes	0.47	15.3%	119
8cF2	Hickory silt loam, 18-35% slopes	0.35	11.4%	61
Weighted Productivity Index Average				107.1

*Illinois Crop Productivity Index



2240 West Morton Avenue, Jacksonville, IL 62650
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