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 www.Worrell-LandServices.com

MORGAN COUNTY, IL
LAND AUCTION

Wednesday, November 8 @ 10:00AM

82.31± Acres as 2 Tracts
2± Miles NW of Nortonville

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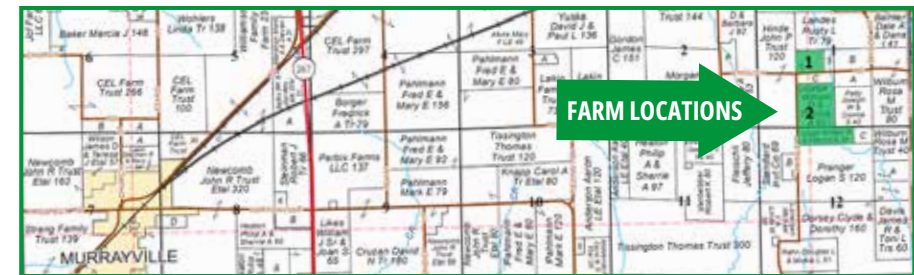
Wednesday, November 8 @ 10:00AM

Auction to be held at Pathway Services Community Room, 1905 W. Morton Ave., Jacksonville, 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 Tuesday, November 7. Visit our website for more information.

Tract 1 17.93 Surveyed Acres • 85% Tillable
Tract 2 64.38 Surveyed Acres • Huntatable Woodland, Tillable, Homesite

Seller: Patricia A. Large
Attorney: Jenna Tucker, Rammelkamp Bradney Attorneys at Law



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



Sellers' Representative
Luke Worrell
 217.473.7039
Auctioneer
Darrell Moore
 IL Lic. 440.000506



TRACT 1

17.93± ACRES

83% TILLABLE

A great addition or starter piece for land enthusiasts, you don't want to miss your chance at this tract of Morgan County farmland. There are 17.93± acres of which 14.86± are tillable according to FSA figures. The tillable acreage carries a Productivity Index Rating of 116.9 and is comprised primarily of Rozetta silt loams. Yield history is approximately 175-180 bu/acre corn and 60 bu/acre beans. Several smaller draws have been repaired and the property improved for soil conservation over the past few years.

Property Location & Directions: Morgan County, IL Section 1 – Township 13N – Range 10W. Take Midway Road East off of Highway 267, then South on Walsh, then East on English Road.

Access: From English Road along the South

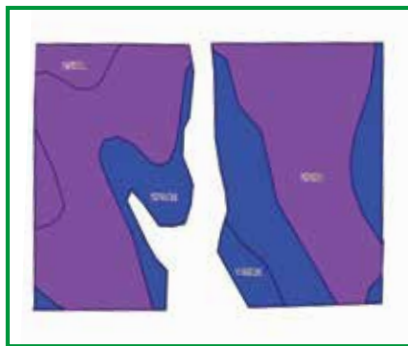
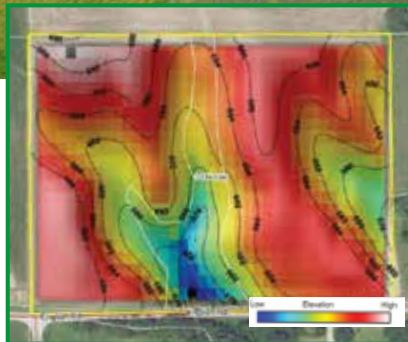
Acreage: 17.93 surveyed acres, 14.86± tillable acres, 2.64± wooded acres

Productivity Index Rating: 116.9

Primary Soil Type: Rozetta silt loams

Topography: Level to rolling

Tenancy: Open for 2024. Successful bidder will get immediate possession for tillage upon signing a liability waiver.



Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	9.29	62.5%	119
279C2	Rozetta silt loam, 5-10% slopes	4.22	28.4%	112
257A	Clarksdale silt loam, 0-2% slopes	0.85	5.7%	128
119D2	Elco silt loam, 10-18% slopes	0.50	3.4%	100

*Illinois Crop Productivity Index **Weighted Productivity Index Average 116.9**

TRACT 2

64.38± ACRES

HUNTABLE WOODLAND, TILLABLE, HOMESITE

A nice combination of thick woodland, tillable farmland, and a rural homesite, this tract has a lot to offer! Approximately 40± acres of the farm are wooded with no timber harvest in recent history. Adjoining woodland and lots of field edge enhance the hunting appeal of this property. There are 17.78± USDA tillable acres that carry a Productivity Index Rating of 117.3 with Rozetta silt loams predominating. Yield history is approximately 175-180 bu/acre corn and 60 bu/acre beans.

Utilize the existing 1404sqft double-wide and two older 384sqft sheds, or use that portion of the property to build your dream home in the country with the privacy block afforded by the tree line. Rural water and electric, owned propane tank, septic.

Property Location & Directions: Morgan County, IL Section 1 – Township 13N – Range 10W. Take Midway Road East off of Highway 267 then South on Walsh Road then East on English Road then South on Leetham Road.

Access: From Leetham Road along the West

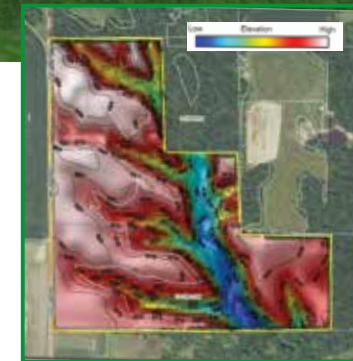
Acreage: 64.38 surveyed acres, 17.78± tillable acres, 40.22± wooded acres

Productivity Index Rating: 117.3

Primary Soil Types (tillable acreage): Rozetta silt loams

Topography: Level to rolling

Tenancy: Open hunting rights. Open for 2024 cropping season. Successful bidder will get immediate possession for tillage upon signing a liability waiver.



Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	11.35	63.8%	119
279C2	Rozetta silt loam, 5-10% slopes	4.25	23.9%	112
17A	Keomah silt loam, 0-2% slopes	2.18	12.3%	119

*Illinois Crop Productivity Index **Weighted Productivity Index Average 117.3**

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. Balance due and payable on or before December 15, 2023. Possession will be given at closing unless otherwise requested. Seller will convey by Warranty Deed, and will furnish title insurance in amount of the purchase price. Seller 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 Seller's agent for Patricia A. Large 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 Seller's approval. The property is being sold by the acre. 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.

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

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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.

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.