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MACOUPIN COUNTY, IL

LAND AUCTION

Friday, February 16 at 10:00 am

75.17± Acres as 1 Tract
Tillable/Hunting Combo

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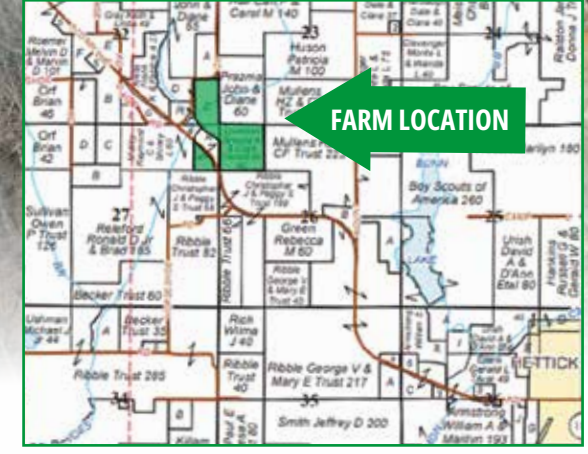
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In-Person & Online Bidding
Friday, February 16 at 10:00 am

In-person bidding to be held at the Carlinville Elks Lodge, 201 W. Main St., Carlinville, Illinois

A great investment property in Northwest Macoupin County!

- 75.17± acres selling in 1 tract
- 57.5± NHEL tillable acres (116.7 PI)
- 12± wooded acres providing hunting opportunities

Sellers: Hal Clark and Brenda Loveless



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



A great investment property in Northwest Macoupin County, Illinois!

Of the 75.17± total acres, 76% is in row-crop production with soils on the NHEL tillable acreage carrying a 116.7 Productivity Index Rating. Soil tests from 2022 were strong and the subsequent years have boasted good production with 216 bu/acre corn in 2022 and 70.6 bu/acre beans in 2023. Soils test report available upon request. The farm is open for the 2024 cropping season.

Supplementing the income-production are the hunting benefits afforded by the 12± wooded acres on the property, Joe's Creek which runs through the property, and the wildlife traffic flowing in from adjoining woodland. The farm is located off the Hettick-Scottville Blacktop within striking distance of Greenfield, Palmyra and other strong Agricultural communities.

There's a lot to love on this property so be sure to give it a good look and be ready to bid on auction day! This manageably-sized tract will allow everyone in the door.

Property Location: West on Hettick - Scottville Blacktop off of Route 111, 2 miles Northwest of Hettick in Macoupin County S26-T11N-R9W

Acreage: 75.17± acres, 57.5± NHEL tillable acres, 12.00± wooded acres. The adjoining homestead has recently been surveyed off; survey will be available upon receipt.

Access: From Hettick-Scottville Blacktop and Hunter Road

Productivity Index Rating (tillable acreage): 116.7

Primary Soil Types (tillable acreage): Keomah, Wakeland & Rushville

Topography: Level to rolling

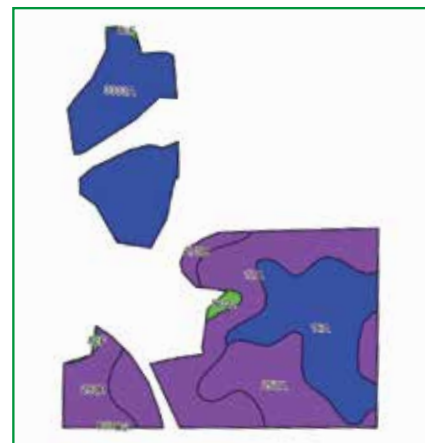
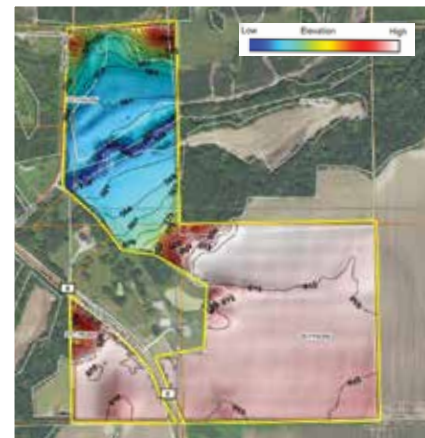
Parcel Numbers: 25-000-316-00, Part of 25-000-370-00 and 25-000-361-00

Real Estate Taxes: Subject to reassessment upon recording of new deeds.

Tenancy: Open for the 2024 cropping season

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 the morning of the auction.
- 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 online anytime between now and 6:00PM Thursday, February 15.



Code	Soil Description	Acres	% of Field	ICPI*
17A	Keomah silt loam, 0-2% slopes	15.73	27.4%	119
3333 A	Wakeland silt loam, 0-2% slopes	13.96	24.3%	115
16A	Rushville silt loam, 0-2% slopes	12.86	22.4%	109
257A	Clarksdale silt loam, 0-2% slopes	8.93	15.5%	128
280B	Fayette silt loam, 2-5% slopes	4.11	7.1%	120
279B	Rozetta silt loam, 2-5% slopes	1.18	2.1%	118
8cD2	Hickory silt loam, 10-18% slopes	0.49	0.9%	82
8cF	Hickory silt loam, 18-35% slopes	0.24	0.4%	68

*Illinois Crop Productivity Index **Weighted Productivity Index Average 116.7**



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 March 29, 2024. Possession will be given at closing unless otherwise requested. Sellers will convey by Warranty 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 Hal Clark and Brenda Loveless 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 calculated by taking the taxable acres minus the acreage of the adjoining surveyed homestead. 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.

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.