

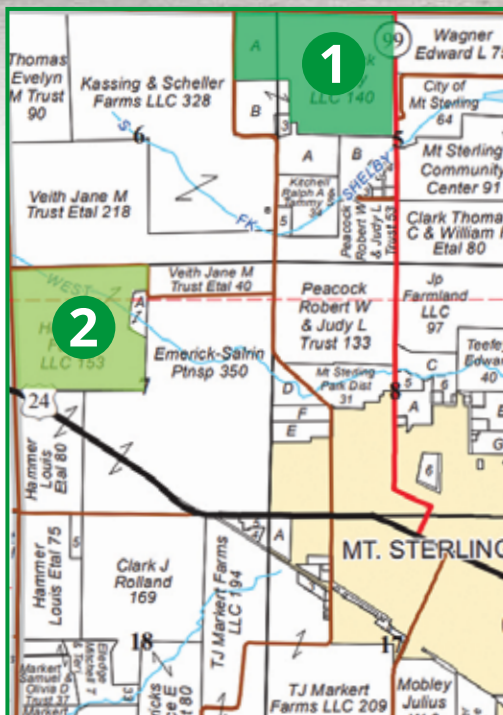
BROWN COUNTY, IL



FARMLAND AUCTION

Sealed Bids Due Friday, May 24 by Noon CST

Private Live Auction for Top Four Bidders Wednesday, May 29 at 10:00am CST



Some of the best farmland Brown County has to offer!

Tract 1

- 167.9 Acres
- Class A Soils (139.2 PI)
- 96% Tillable

Tract 2

- 153 Acres
- Class A Soils (136.1 PI)
- 92% Tillable

Both tracts are leased for 2024 (details available upon request). The successful buyer will assume the landlord's position for the 2024 growing season. Tenancy ends upon 2024 harvest and the farms are free and clear of 2025 tenancy.

Seller: Hendrick Family LLC **Representing Attorney:** John R. Simpson · Sorling Northrup · 217-544-1144 **Sealed Bid Process:** Sealed bids are due by 12:00 Noon CST on Friday, May 24. Bidders have the option to bid on either or both tracts. The top four bidders per tract will be contacted by 5:00pm CST Friday, May 24. The four highest bidders for each tract will have the opportunity to raise their bids at a private live auction on Wednesday, May 29 at 10:00AM (absentee bidding available upon request, location TBD). The highest sealed bid per tract will be the opening bid for the live portion of the auction. Additional details available on the enclosed bid form.

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

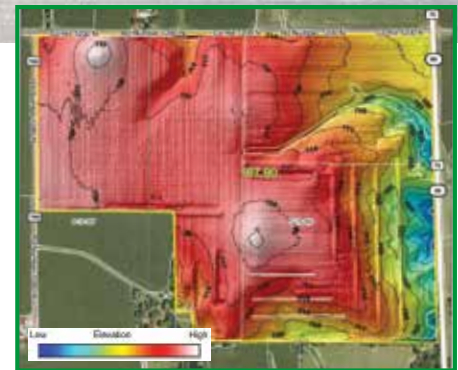


Questions?

Luke Worrell, AFM, ALC
Managing Broker

217.473.7039





TRACT 1

167.9 TAXABLE ACRES CLASS A SOILS (139.2 PI) • 96% TILLABLE

An incredible opportunity to significantly expand your Class A tillable acreage! These 167.9 total acres are nearly entirely tillable, with 161.5± highly-productive NHEL row crop acres. Five-year yield averages are 230 bu/ac corn and 76 bu/ac beans. Soils clock in at an impressive 139.2 Productivity Index Rating. The Westernmost 60 acres of the property has been pattern tiled within the last 10 years. Farm unencumbered in nice long rows, with exceptional access from three sides.



Property Location: 1.5± miles North of Mt. Sterling along Route 99 in Brown County S5&6-T1S-R3W

Acreage: 167.9 total taxable acres, 161.5± USDA NHEL tillable acres

Access: From Route 99 along the East, County Road 1200N along the North and County Road 700E along the West

Productivity Index Rating: 139.2

Primary Soil Type: Ipava

5-Year Yield History: 230 bu/ac corn, 76 bu/ac beans

Topography: Level

Parcel Numbers: 05-008-001-00, 05-009-004-00

2022 Real Estate Taxes: \$7,672.56

Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	102.36	63.4%	142
50A	Virden silty clay loam, 0-2% slopes	31.07	19.2%	138
43B	Ipava silt loam, 2-5% slopes	17.20	10.7%	139
279B	Rozetta silt loam, 2-5% slopes	3.66	2.3%	118
257A	Clarksdale silt loam, 0-2% slopes	2.71	1.7%	128
257B	Clarksdale silt loam, 2-5% slopes	1.57	1.0%	125
6C2	Fishhook silt loam, 5-10% slopes	1.43	0.9%	87
45A	Denny silt loam, 0-2% slopes	1.40	0.9%	118
7D2	Atlas silt loam, 10-18% slopes	0.10	0.1%	74

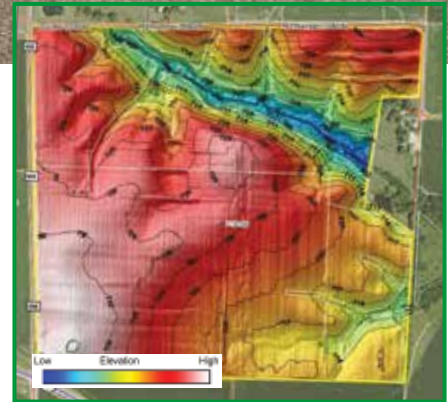
Weighted Productivity Index Average 139.2

*Illinois Crop Productivity Index

TRACT 2

153 TAXABLE ACRES CLASS A SOILS (136.1 PI) • 92% TILLABLE

Another head-turner, this 153± acre tract is another chance to expand your operation with a strong producer! Of the total acreage, 141.31± acres are tillable and boast a Class A Productivity Index Rating of 136.1. Five-year yield averages are 230 bu/ac corn and 76 bu/ac beans. The slight roll of the farm assists with drainage. Easy access is available along the North and West.



Property Location: 1± mile West of Mt. Sterling where Route 24 meets County Road 600E in Brown County S7-T1S-R3W

Acreage: 153 total taxable acres, 141.31± tillable acres (109.22 NHEL, 32.09 HEL)

Access: From County Road 600E along the West and County Road 1100N along the North

Productivity Index Rating: 136.1

Primary Soil Type: Ipava

Topography: Level to slightly rolling

Parcel Number: 05-010-001-00

2022 Real Estate Taxes: \$6,344.52

Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	57.33	40.6%	142
43B	Ipava silt loam, 2-5% slopes	46.86	33.2%	139
50A	Virden silty clay loam, 0-2% slopes	15.04	10.6%	138
470C	Keller silt loam, 5-10% slopes	11.47	8.1%	109
257B	Clarksdale silt loam, 2-5% slopes	8.27	5.9%	125
6C3	Fishhook silty clay loam, 5-10% slopes	1.33	0.9%	71
45A	Denny silt loam, 0-2% slopes	1.01	0.7%	118

Weighted Productivity Index Average 136.1

*Illinois Crop Productivity Index



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217.245.1618 • info@Worrell-LandServices.com
www.Worrell-LandServices.com

BROWN COUNTY, IL



FARMLAND AUCTION

320.9± Acres • 2 Tracts

*Some of the best farmland
Brown County has to offer!*

Worrell Land Services, LLC is acting as the seller's agent.

Information contained in this brochure was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owners or their agents. Boundaries on maps and photos are approximate.



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320.9± Acres • 2 Tracts

**BROWN COUNTY, IL
FARMLAND
AUCTION**

HENDRICK FAMILY LLC SEALED BID AUCTION

Bid Deadline: Friday, May 24, 2024 by 12:00 Noon CST

Submission Options:

Mail to: Worrell Land Services, LLC
Attn: Luke Worrell
2240 W. Morton Ave., Jacksonville, IL 62650

Email: LukeW@Worrell-LandServices.com

It is the bidder's responsibility to ensure bids are confirmed as delivered.

I hereby submit the following bid(s) for the Hendrick Family LLC farmland,
subject to the Terms and Conditions as noted below.

Tract 1 \$ _____ /acre x 167.9 taxable acres = _____ total bid price
Brown County, Illinois parcels 05-008-001-00, 05-009-004-00.

Tract 2 \$ _____ /acre x 153.0 taxable acres = _____ total bid price
Brown County, Illinois parcel 05-010-001-00.

Buyer Name: _____

Authorized Representative (Name and Title): _____

Address: _____

Phone: _____ Email: _____

Signature: _____

Seller: Hendrick Family LLC **Agency:** Worrell Land Services, LLC is acting as the Seller's agent for Hendrick Family LLC and is not representing any Buyer(s). **Representing Attorney:** John R. Simpson · Sorling Northrup · 217-544-1144

Method: Sealed bids are due by 12:00 Noon CST on Friday, May 24. Bidders have the option to bid on either or both tracts. The top four bidders per tract will be contacted by 5:00pm CST Friday, May 24. The four highest bidders for each tract will have the opportunity to raise their bids at a private live auction on Wednesday, May 29 at 10:00AM (absentee bidding available upon request, location TBD). The highest sealed bid per tract will be the opening bid for the live portion of the auction.

Terms & Conditions: Upon conclusion of the live auction on Wednesday, May 29, 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. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of the purchase on or before July 10. Possession will be given at closing. Transfer will be by the LLC members to Buyer(s). If more than one Buyer is involved, transfer will be by an appropriate interest of the LLC to each Buyer. Seller will be responsible for drafting any such transfer documents to convey an appropriate interest to Buyer(s). Seller will furnish title insurance in amount of the purchase price. The property is being sold "AS IS" without representation or warranty expressed or implied. The sale is subject to Seller approval. Seller is not responsible for any accidents that may occur while inspecting the property. 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 Seller or its agent. Announcements made by the Broker at the time of sale will take precedence over any previously printed material or any other oral statements made.

