

JCL FARMS LLC SEALED BID AUCTION

Bid Deadline: Monday, January 6 by 4:00PM CST

Submission Options:

Mail or deliver 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.

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I hereby submit the following bid, subject to the Terms and Conditions as noted below.

TRACT 1: \$ _____ /acre x 92.60± taxable acres = \$ _____ total bid price
Morgan County, Illinois parcels 17-06-100-001 and 16-01-200-013

TRACT 2: \$ _____ /acre x 166.55± taxable acres = \$ _____ total bid price
Morgan County, Illinois parcels 13-31-300-005 and 12-36-400-011

TRACT 3: \$ _____ /acre x 39.18± acres = \$ _____ total bid price
Morgan County, Illinois parcel 12-36-300-013

Buyer Name(s): _____

Authorized Representative (Name and Title): _____

Address: _____

Phone: _____ Email: _____

Signature: _____

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Seller: JCL Farms LLC

Agency: Worrell Land Services, LLC is acting as the Seller's agent for JCL Farms LLC and is not representing any Buyer(s).

Method: Sealed bids are due by 4:00PM on Monday, January 6, 2025. Bidders have the option to bid on any or all tracts. Top three bidders for each tract will be notified by 4:00PM Tuesday, January 7, 2025. Top three bidders for each tract will have the opportunity to raise their bids at a private live auction on Thursday, January 9 at 11:00AM. The highest sealed bid per tract will be the opening bid for the live portion of the auction. Seller retains the right to reject any and all bids.

Terms & Conditions: Upon approval of bids, the winning Buyer(s) will enter into a contract with the Seller(s). Buyer(s) shall submit 10% down in earnest money payable to West State Title Co., 230 W. State, Jacksonville, IL 62650. The balance will be due at closing which will take place on or before Friday, February 21, 2025. Financing is sole responsibility of the bidder and any bid received is not conditional on financing. Possession will be given at closing unless otherwise negotiated. 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.

