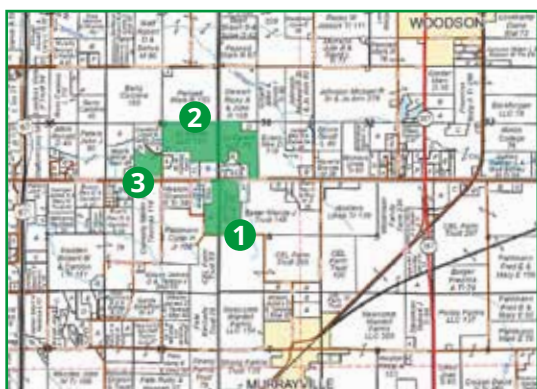


# MORGAN COUNTY, IL

# FARMLAND AUCTION

**Sealed Bids Due Monday, January 6, 2025 by 4:00PM CST**  
**Top Three Bidders Per Tract Given Opportunity to Raise**



A rare opportunity to participate in a Sealed Bid Auction of extremely well-maintained farmland near Murrayville, IL. Aggressive fertilization and construction of conservation structures, dry dams, terraces, and pattern tiling have turned these three tracts into extraordinary producers. Three-year yield averages across all acreage: 220 bu/ac corn, 67.5 bu/ac beans. Every acre has been fertilized each year since the owner purchased the property. Lime was most recently applied in 2022. The owner has taken great care in enhancing the capabilities of these tracts. Enjoy the fruits of his labor and be the next to steward its productivity! There's even some hunting appeal to be had! All tracts are open for the 2025 crop season.



**Seller:** JCL Farms LLC. Sealed Bid Process: Seller is offering these three tracts via Sealed Bid. Bidders will have the option to bid on any or all tracts. The top three bidders on each tract will be given the opportunity to raise their bids at a private live auction. Seller retains the right to reject any and all bids. Sealed Bid Timeframe: Sealed Bids Due Monday, January 6 by 4:00PM CST. See enclosed Bid Sheet for submission options. Top 3 Bidders for Each Tract Notified: Tuesday, January 7 by 4:00PM CST. Private Live Auction for Top 3 Bidders for Each Tract: Thursday, January 9 at 11:00AM CST. The highest sealed bid per tract will be the opening bid for the live portion of the auction. Upon approval of bids, the winning Buyer(s) will enter into a contract with the Seller immediately following the live auction. Closing: On or before Friday, February 21.

**Additional details, maps, and photos are available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)**



Allan Worrell



Luke Worrell

## Questions?

**Allan Worrell, AFM, ALC**

**Seller's Agent**

217.473.3418

**Luke Worrell, AFM, ALC**

**Managing Broker**

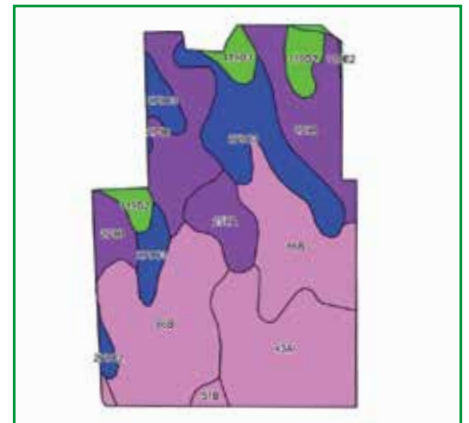
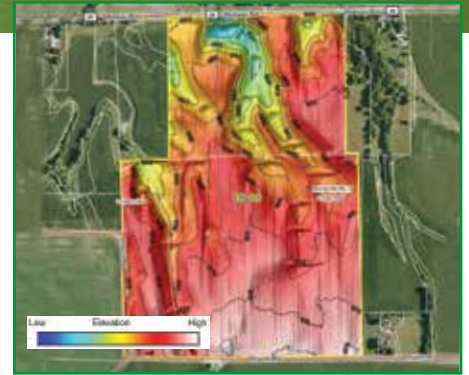
217.473.7039



# TRACT 1

## 92.6± TAXABLE ACRES • 94.7% TILLABLE

Boasting the highest soil productivity of the three tracts, Tract 1 clocks in at 92.6± taxable acres and a PI of 125.3. Of the 87.7± farmed acres, half are Class A Osco, Ipava and Muscatune soils. With no obstructions to stand in your way, the layout of this tract is easily farmed. Two 10-inch tiles running East/West were added to the acreage in 2018 to replace a waterway. Access is available on the North and South.



**Property Location & Access:** 1± mile Northwest of Murrayville, 2± miles Southwest of Woodson, 2± miles West off Route 267 in S6-T13N-R10W & S1-T13N-R11W Southern Morgan County, Illinois along and with access from Midway Road and Church Road.

**Acreage:** 92.6± taxable acres, 87.7± farmed acres

**Productivity Index Rating:** 125.3

**Primary Soil Type:** Osco

**Topography:** Level to gently rolling

**Parcel Numbers:** 17-06-100-001 & 16-01-200-013

**2023 Real Estate Taxes (Paid in 2024):** \$3,547.06

Code	Soil Description	Acres	% of Field	ICPI*
86B	Osco silt loam, 2-5% slopes	27.51	31.3%	138
279B	Rozetta silt loam, 2-5% slopes	19.52	22.3%	118
43A	Ipava silt loam, 0-2% slopes	15.73	17.9%	142
279C3	Rozetta silty clay loam, 5-10% slopes	13.87	15.8%	102
257A	Clarksdale silt loam, 0-2% slopes	4.32	4.9%	128
119D2	Elco silt loam, 10-18% slopes	3.39	3.9%	97
119D3	Elco silty clay loam, 10-18% slopes	1.80	2.1%	88
279C2	Rozetta silt loam, 5-10% slopes	0.76	0.9%	112
51B	Muscatune silt loam, 2-5% slopes	0.73	0.8%	144
119	Elco silt loam, 18-25% slopes	0.07	0.1%	85

\*Illinois Crop Productivity Index

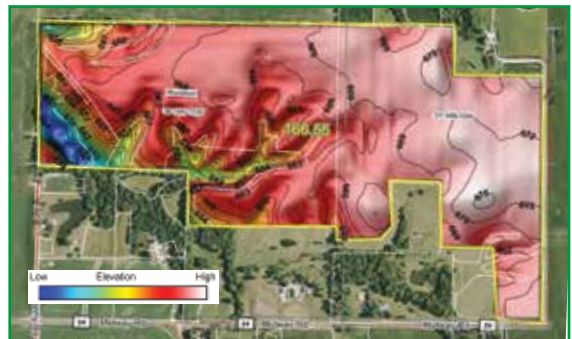
*Weighted Productivity Index Average 125.3*



# TRACT 2

**166.55± TAXABLE ACRES**  
**85.7% TILLABLE**

Tract 2 is your chance to pick up a large amount of acreage with diverse appeal. Of the 166.55± total taxable acres, 142.7± acres are farmed with only 68± classified as USDA HEL. Tile is present on the Eastern third of the farm. Dry dams were rebuilt and new tile added to the outlets in 2016. All dry dams were cleaned and reshaped in 2020. In addition to the row-crop income potential, Tract 2 also offers hunting appeal with approximately 17± wooded acres and a draw on the South side that's proven successful to the current owner.



**Property Location & Access:** 2± miles Northwest of Murrayville, 2± miles Southwest of Woodson, 2± miles West off Route 267 in S31-T14N-R10W & S36-T14N-R11W Southern Morgan County, Illinois along and with access from Midway Road.

**Acreage:** 166.55± taxable acres, 142.7± farmed acres (approximately 68± acres of which are USDA HEL)

**Productivity Index Rating:** 116.6

**Primary Soil Type:** Rozetta

**Topography:** Level to rolling

**Parcel Numbers:** 13-31-300-005 & 12-36-400-011

**2023 Real Estate Taxes (Paid in 2024):** \$4,676.52

Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	69.40	48.8%	118
279C3	Rozetta silty clay loam, 5-10% slopes	29.17	20.4%	102
43A	Ipava silt loam, 0-2% slopes	18.73	13.1%	142
17A	Keomah silt loam, 0-2% slopes	6.68	4.7%	119
257A	Clarksdale silt loam, 0-2% slopes	4.68	3.3%	128
50A	Virdden silty clay loam, 0-2% slopes	4.47	3.1%	138
119D3	Elco silty clay loam, 10-18% slopes	3.88	2.7%	88
8cE2	Hickory silt loam, cool mesic, 18-25% slopes	3.87	2.7%	71
119D2	Elco silt loam, 10-18% slopes	1.19	0.8%	97
279C2	Rozetta silt loam, 5-10% slopes	0.57	0.4%	112
280Dg2	Fayette silt loam, glaciated, 10-18% slopes	0.06	0.0%	106

\*Illinois Crop Productivity Index

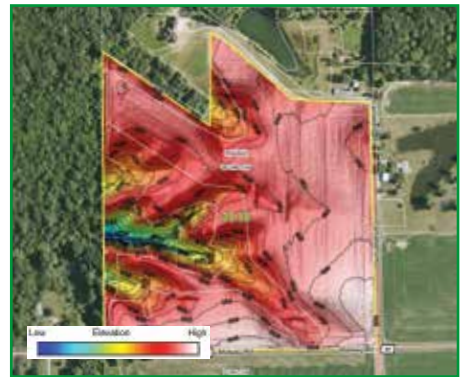
**Weighted Productivity Index Average 116.6**



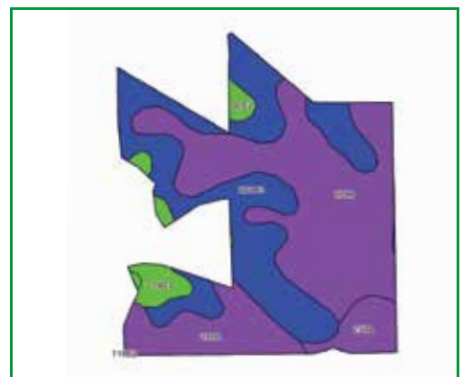
# TRACT 3

## 39.18± TAXABLE ACRES • 81.3% TILLABLE

A size that lets everyone in on the action, Tract 3 in all its 39.18± acre glory is worth a look as a farmette, place to park some 1031 monies, a little hunting spot, future build-site – you name it! Approximately 31.85± acres are currently farmed and carry a Productivity Index Rating of 110.9. All dry dams were cleaned and reshaped in 2020. A nice supplement or start to any land portfolio!



**Property Location & Access:** 2± mile Northwest of Murrayville, 2.5± miles Southwest of Woodson, 3± miles West off Route 267 in S36-T14N-R11W Southern Morgan County, Illinois along and with access from Midway Road.



**Acreage:** 39.18± taxable acres, 31.85± farmed acres

**Productivity Index Rating:** 110.9

**Primary Soil Type:** Rozetta

**Topography:** Level to rolling

**Parcel Number:** 12-36-300-013

**2023 Real Estate Taxes (Paid in 2024):** \$869.14

Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	17.04	53.5%	118
279C3	Rozetta silty clay loam, 5-10% slopes	11.43	35.9%	102
257A	Clarksdale silt loam, 0-2% slopes	1.64	5.1%	128
119D3	Elco silty clay loam, 10-18% slopes	1.29	4.1%	88
8cE2	Hickory silt loam, cool mesic, 18-25% slopes	0.45	1.4%	71

\*Illinois Crop Productivity Index

**Weighted Productivity Index Average 110.9**



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www.Worrell-LandServices.com

MORGAN COUNTY, IL



# FARMLAND AUCTION

**298.33± Acres • 3 Tracts**  
*Sealed Bids Due January 6*

MORGAN COUNTY, IL



# FARMLAND AUCTION

**298.33± Acres • 3 Tracts**  
*Sealed Bids Due January 6*



*represented by*



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