

MACOUPIN COUNTY, IL



SEALED BID SALE

Sealed Bids Due Wednesday, March 12, 2025 by 1:00PM CST

A productive Class A farm with homesite potential right in the heart of Macoupin County, Illinois. Of the 80± total acres, 75.5± acres (94% of the farm) are currently farmed and boast incredibly fertile soils. The overall Productivity Index Rating is 137.8 with Virden soils predominating. A waterway bisects the property and assists with drainage. The farm can be open for 2025 subject to input and tillage reimbursements to the current tenant (details available upon request). While the older home on the property is likely past its useful life, the setting is ideal for a new homestead to be established. The old barn is in the process of being removed at seller's expense and will be completed before closing. Don't miss your chance to purchase this great property!



Seller: Marilyn E. Bray Estate **Representing Attorney:** Bill Nicholson 217-965-1400

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



Questions?
Luke Worrell, AFM, ALC
Managing Broker
217.473.7039





Property Location & Access: Approximately 2± miles Southwest of Nilwood in Macoupin County, Illinois Section 23 – Township 11N – Range 7W. Head South on Bray Road off Route 4; property is accessed from Bray Road which spans the length of the entire Eastern boundary of the farm.

Acres: 80± taxable acres, 75.5± tillable acres currently farmed

Primary Soil Type: Virden silty clay loam

Productivity Index Rating: 137.8

Topography: Level

Tenancy: Open for 2025 subject to input and tillage reimbursements to the current tenant. Details are available upon request.

Parcel Number: 13-000-354-00

2023 Real Estate Taxes (Payable 2024): \$5,415.58

School District: North Mac CUSD 34

Sales Format & Timeframe

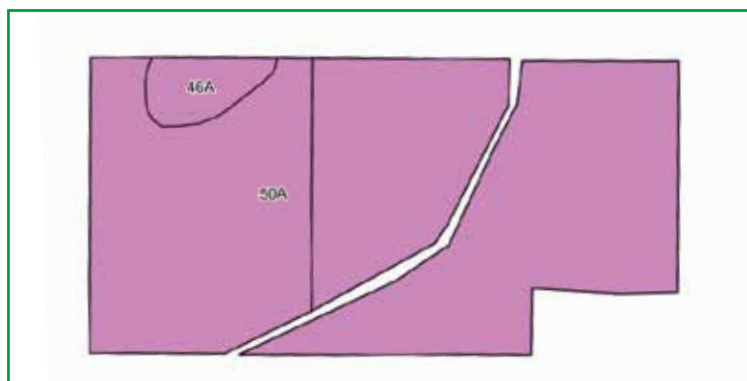
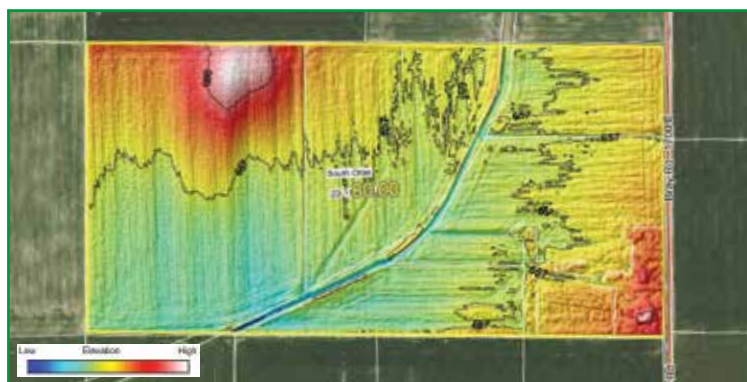
- Seller is offering this tract via Sealed Bid. There will not be a period when bids can be raised. Each interested party should submit their highest and best bid for consideration. Seller retains the right to reject any and all bids. The sale is subject to Seller approval.
- Sealed Bids Due: Wednesday, March 12, 2025 by 1:00PM CST.
- Contract Execution: Upon approval of bid, Seller and Buyer(s) will enter into a contract on Thursday, March 13. Buyer shall submit 10% down in earnest money. Balance will be due at closing.
- Closing: On or before Friday, April 18. Early possession is possible upon Buyer signing a liability waiver.

Agency: Broker is acting as the Seller’s agent for the Marilyn E. Bray Estate and is not representing any Buyer(s).

Financing: Financing is the sole responsibility of the bidder. Any bid received will not be conditional on financing.

Title: Clear title and the expense of title insurance, subject to standard and usual exceptions, will be furnished to the Buyer(s) at Seller’s expense at closing. The property is being sold “AS IS” without representation or warranty expressed or implied.

Minerals: All mineral rights owned by the Seller will convey at closing.



Code	Soil Description	Acres	% of Field	ICPI*
50A	Virden silty clay loam, 0-2% slopes	72.33	95.8%	138
46A	Herrick silt loam, 0-2% slopes	3.17	4.2%	133
Weighted Productivity Index Average				137.8

*Illinois Crop Productivity Index





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80± ACRES AS 1 TRACT
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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. Worrell Land Services, LLC is acting as the seller's agent.

