

MORGAN COUNTY, IL

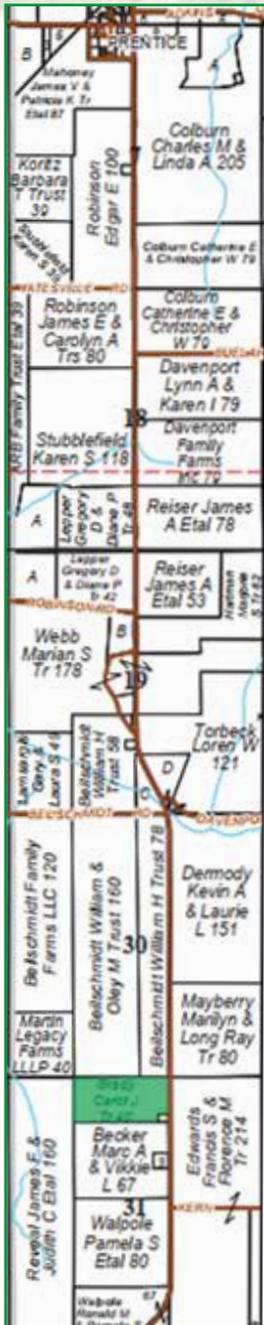


# FARMLAND FOR SALE

40.41± ACRES • CLASS A TILLABLE FARMLAND

## Sealed Bids Due Monday, July 28 by 4:00PM CST

Located in the strong agricultural area near Prentice in the heart of Morgan County, IL, this is your chance at a 40.41± acre Class A farm that is nearly entirely tillable. This tract is exclusively comprised of Class A soils with an overall 142.6 Productivity Index Rating. The farmability is exceptional with no obstructions standing in your way. The farm also receives payments through involvement with the Orsted Wind Energy Project (past payment information available upon request). Cash rented for the 2025 crop season; buyer and seller will split evenly the 2025 cash rent income and real estate tax expense. Open for 2026 and beyond. Round out or expand your portfolio with this top-notch farm!



**Seller:** Carol J. Grady Revocable Living Trust **Representing Attorney:** Dan Beard, Bellatti Fay Bellatti & Beard, 217-245-7111  
*Additional details, maps, and photos are available at [www.Worrell-LandServices.com](http://www.Worrell-LandServices.com)*



Luke Worrell

**Questions?**  
**Luke Worrell,**  
**AFM, ALC**  
**Managing Broker**  
217.473.7039



# 40.41± ACRES CLASS A TILLABLE FARMLAND

**Sealed Bid Process:** Sealed bids are due by 4:00PM CST on Monday, July 28. There will not be a period when bids can be raised. Each interested party should submit their highest and best bid for consideration. It is the bidder's responsibility to ensure bids are confirmed as delivered. Bids must be submitted on the form provided. All bidders will be notified no later than end of day Tuesday, July 29.

**Property Location & Directions:** Property is located along Route 123 approximately 4± miles South of Prentice in Morgan County, IL Section 31 – Township 16N – Range 8W.

**Access:** From Route 123 along the East

**Acreage:** 40.41± taxable acres, 39.82± USDA NHEL tillable acres

**Productivity Index Rating:** 142.6

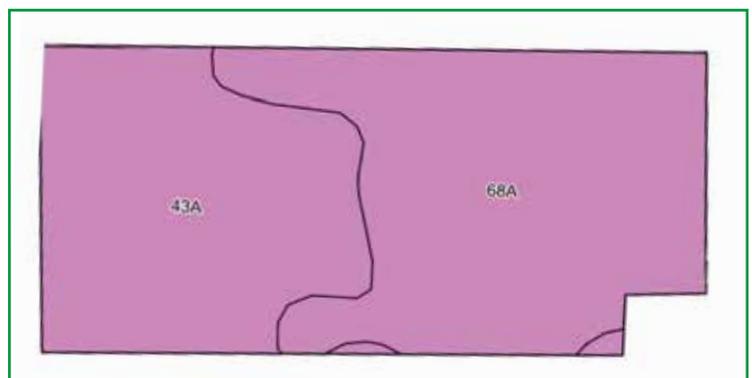
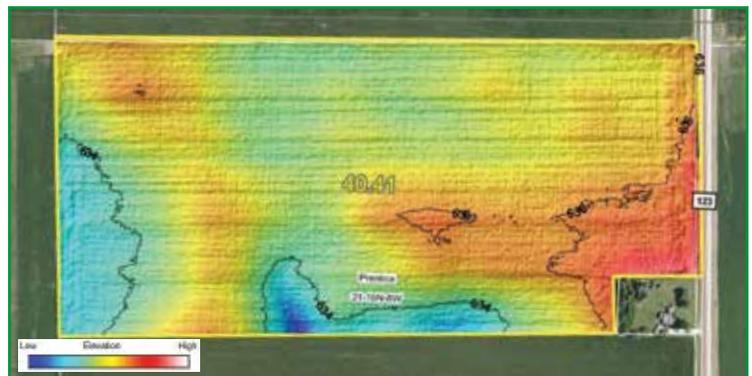
**Primary Soil Types:** Sable and Ipava

**Topography:** Level

**Tenancy:** Cash rented for the 2025 crop season. Buyer and seller will split evenly the 2025 cash rent income and real estate tax expense. Open for 2026 and beyond.

**Parcel Numbers:** 06-31-100-002 & 06-31-200-007

**2024 Real Estate Taxes (Payable 2025):** \$2,067.68



Code	Soil Description	Acres	% of Field	ICPI*
68A	Sable silty clay loam, 0-2% slopes	22.29	56.0%	143
43A	Ipava silt loam, 0-2% slopes	17.53	44.0%	142

\*Illinois Crop Productivity Index *Weighted Productivity Index Average 142.6*





**Possession & Terms Summary:** Upon approval of bid, the winning bidder will enter into a contract with the Sellers no later than Tuesday, July 29. Buyer 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 Monday, September 8, 2025. Financing is the sole responsibility of the bidder. Any bid received is not conditional on financing. Possession will be given at closing subject to tenant's rights. 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 Sellers or their agent. Worrell Land Services, LLC is acting as the Sellers' agent.



2240 West Morton Avenue, Jacksonville, IL 62650  
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www.Worrell-LandServices.com

**MORGAN COUNTY, IL**

 **FARMLAND  
FOR SALE**

**40.41± Acres Near Prentice**  
*Sealed Bids Due July 28*

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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.*

# CAROL J. GRADY REVOCABLE LIVING TRUST SEALED BID SALE

Bid Deadline: Monday, July 28 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

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

\$ \_\_\_\_\_ /acre x 40.41 ± taxable acres = \$ \_\_\_\_\_ total bid  
Morgan County, Illinois parcels 06-31-100-002 & 06-31-200-007

Buyer Name(s): \_\_\_\_\_

Authorized Representative (Name and Title): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Seller: Carol J. Grady Revocable Living Trust

Agency: Worrell Land Services, LLC is acting as the Seller's agent for the Carol J. Grady Revocable Living Trust and is not representing any Buyer(s).

Method: Sealed bids are due by 4:00PM on Monday, July 28, 2025. There will not be a period when bids can be raised. Each interested party should submit their highest and best bid for consideration. It is the bidder's responsibility to ensure bids are confirmed as delivered. Bids must be submitted on this bid form. All bidders will be notified no later than end of day Tuesday, July 29. The seller retains the right to reject any and all bids.

Terms & Conditions: Upon approval of bid, the winning bidder will enter into a contract with the Sellers no later than Tuesday, July 29. Buyer 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 Monday, September 8, 2025. Financing is the sole responsibility of the bidder. Any bid received is not conditional on financing. Possession will be given at closing subject to tenant's rights. 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 Sellers or their agent.

