

MORGAN & SANGAMON COUNTIES, IL



# FARMLAND AUCTION

449.41± Acres as 5 Tracts  
between Jacksonville & Springfield



- Tract 1: 150.0± Acres · 98% Tillable
- Tract 2: 90.0± Acres · 97% Tillable
- Tract 3: 60.0± Acres · 97% Tillable
- Tract 4: 74.58± Acres · Nearly All Tillable
- Tract 5: 74.83± Acres · 83% Tillable  
Plus Hunting Appeal

## LIVE IN-PERSON & ONLINE AUCTION

Wednesday, January 14 at 10:00AM

at Twisted Tree Music & Event Hall, 1061 E. Morton Ave., Jacksonville, IL

This auction is an extremely rare opportunity to acquire quality AND quantity in a premium agricultural area in Eastern Morgan, Western Sangamon! All tracts are free of tenancy for the 2026 growing season. The farms will be offered as Buyer's Choice; bring the highest bid per acre and choose the tracts you want!

**Sellers:** John T. Bellatti, Susan Ann Green, Kristin Hack, John W. Bellatti, Elizabeth Allen

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



Luke Worrell



Darrell Moore

**Luke Worrell**  
Managing Broker  
& Sellers' Agent  
217.473.7039

**Darrell Moore**  
Auctioneer  
IL Lic. 440.000506





## About Tracts 1-3

Tracts 1-3 offer nearly entirely tillable fields with high Class A Productivity Index Ratings of 142.0, 140.2 and 142.7 respectively. Farmed together, these tracts have had a strong 5-year production average of 222 and 73. This farm made 259 bu/ac corn and 79 bu/acre beans in 2025! Each tract is involved with the Orsted Wind Energy Project thereby producing additional income with a turbine on each tract. Past wind energy payment information is available upon request. Tracts 1-3 are located at the Morgan/Sangamon County line along Old Jacksonville Road.

## About Tract 4

This tract, along with Tract 5, has been a known producer for many years. The pair boasts 5-year yield averages of 225 and 75, which includes a corn crop that was heavily impacted by a storm in 2023. This parcel, in particular, has a high Productivity Index Rating of 140.1 and is comprised predominantly of Osco and Ipava soils. Tract 4 is nearly entirely tillable and would be a great addition to any operation. The farm is located just Northeast of New Berlin and is accessed from a lane from Link Road.

## About Tract 5

Don't sleep on Tract 5 of this attractive collection of parcels! While the Productivity Index Rating is Class B at 124.5, this tract can produce like a Class A farm. With just enough roll to get water off in a wet year and the capacity to capture moisture in a dry year, it's a strong contributor. Tracts 4 and 5 have been farmed together with 5-year averages of 225 and 75, including a 2023 corn crop with severe hail damage. For those who want to throw up a deer stand, the 10.94± acres of woods provides that opportunity. This tract has a lot to offer and is affordably-sized, so be sure to give it the attention it deserves!

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## Auction Format

- Live in-person and online bidding.
- Pre-bids and max-bids may be placed online anytime leading up to the live auction.
- If bidding in-person with no desire to place pre-bids online, you may register at Twisted Tree the morning of the auction.
- You may register to bid online anytime between now and 7:00AM Wednesday, January 14.

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**Sales Terms Summary:** Upon conclusion of auction, 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. Balance due and payable on or before February 28, 2026. Possession will be given at closing unless otherwise stated. Sellers will convey by Warranty Deed, and will furnish title insurance in amount of the purchase price. Buyer will be given a credit at closing for the 2025 real estate taxes payable in 2026. Procurement of financing shall be the sole responsibility of the Buyer(s) and must be obtained prior to the auction. Broker is acting as the Seller's agent for John T. Bellatti, Susan Ann Green, Kristin Hack, John W. Bellatti and Elizabeth Allen and is not representing any Buyer(s). The property is being sold "AS IS" without representation or warranty expressed or implied. The sale is subject to Seller approval. The property is being sold by the surveyed acre for Tracts 1 and 2. The property is being sold by the taxable acre for Tracts 3, 4 and 5. Tracts will be sold as Buyer's Choice and will not be offered back in combination. Auctioneer reserves the right to set the bid increments. Seller is not responsible for any accidents that may occur while inspecting the property. Buyer(s) should verify the information to their satisfaction. ANNOUNCEMENTS MADE BY THE BROKER AND/OR AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



# TRACT 1

**150.0± Acres (Subject to Survey) · 98% Tillable**

**Location:** Morgan County Section 9 – Township 15N – Range 8W

**Acreeage:** 150.0± estimated total acres, 147.3± estimated tillable acres

**Productivity Index Rating:** 142.0

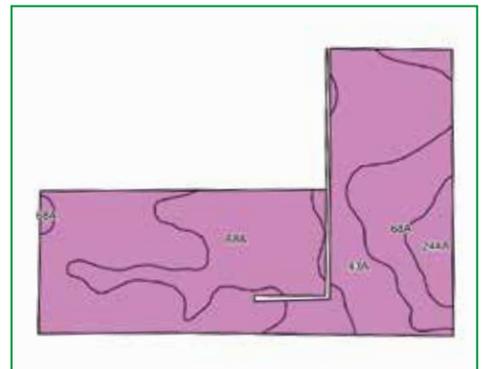
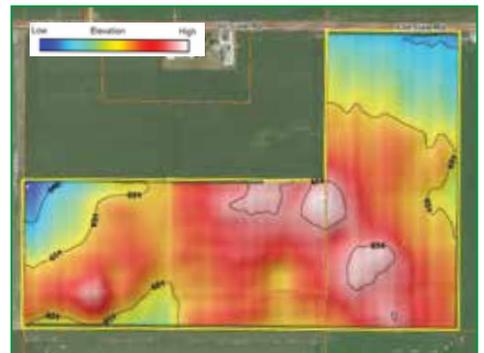
**Primary Soil Types:** Ipava and Sable

**Topography:** Level

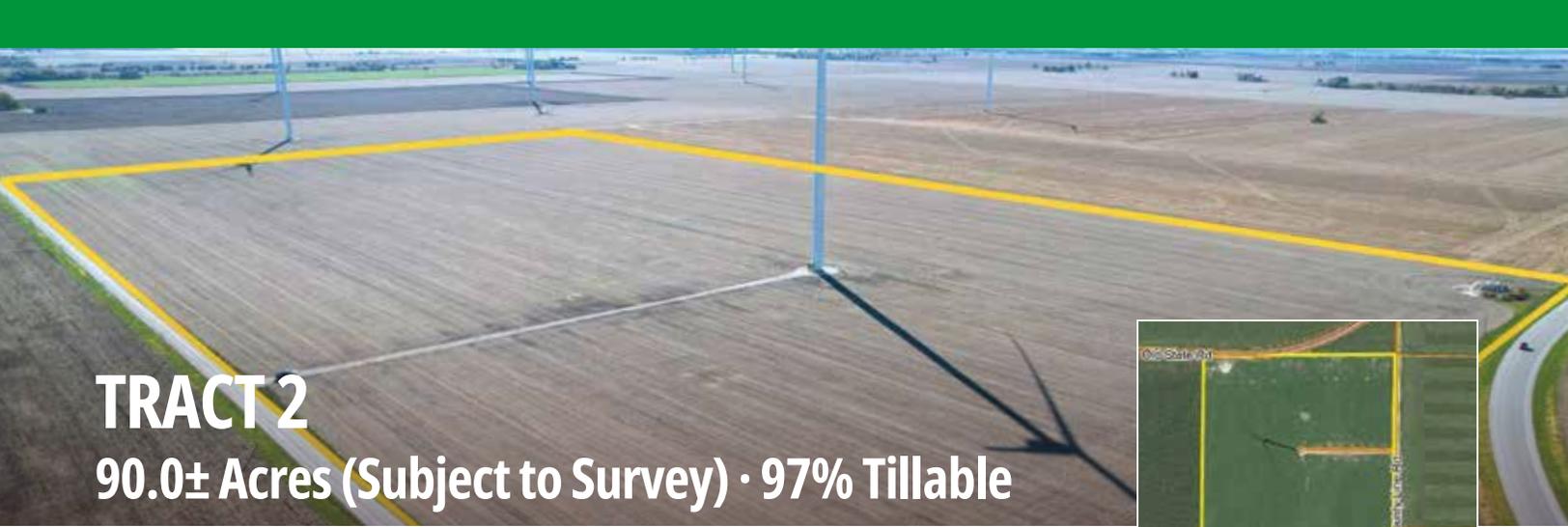
**Survey:** Currently underway. Acreeage will be updated upon survey completion.

**Parcel ID:** 11-09-300-003 (80± taxable acres) and approximately 70± acres of 11-09-400-001 (160± taxable acres)

**Real Estate Taxes:** Subject to reassessment upon recording of new deed. Estimated 2024 (payable 2025) taxes for this acreeage configuration is approximately \$8,099.93.



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	80.19	54.4%	142
68A	Sable silty clay loam, 0-2% slopes	59.77	40.6%	143
244A	Hartsburg silty clay loam, 0-2% slopes	7.34	5.0%	134
*Illinois Crop Productivity Index				<b>Weighted Productivity Index Average 142.0</b>



# TRACT 2

## 90.0± Acres (Subject to Survey) · 97% Tillable

**Location:** Morgan County Section 9 – Township 15N – Range 8W

**Acreage:** 90.0± estimated total acres, 87.5± estimated tillable acres

**Productivity Index Rating:** 140.2

**Primary Soil Types:** Sable and Hartsburg

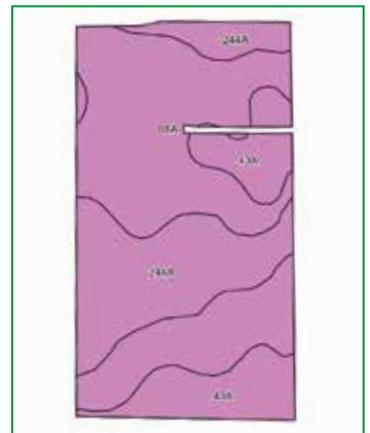
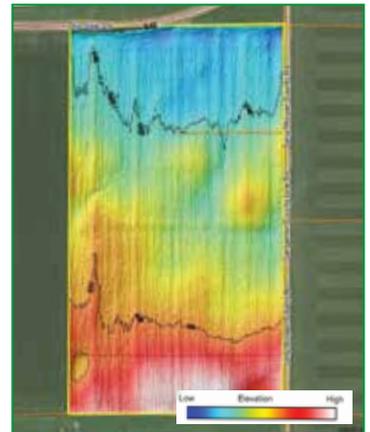
**Topography:** Level

**Survey:** Currently underway. Acreage will be updated upon survey completion.

**Parcel ID:** Approximately 90± acres of 11-09-400-001 (160± taxable acres)

**Real Estate Taxes:** Subject to reassessment upon recording of new deed. Estimated 2024 (payable 2025) taxes for this acreage configuration is approximately \$4,647.07.

**Lime:** A large pile of lime sits on Tract 2 and will convey to the new owner.



Code	Soil Description	Acres	% of Field	ICPI*
68A	Sable silty clay loam, 0-2% slopes	45.74	52.3%	143
244A	Hartsburg silty clay loam, 0-2% slopes	25.18	28.8%	134
43A	Ipava silt loam, 0-2% slopes	16.58	18.9%	142
*Illinois Crop Productivity Index				<b>Weighted Productivity Index Average 140.2</b>

# TRACT 3

## 60.0± Acres · 97% Tillable

**Location:** Morgan County Section 16 – Township 15N – Range 8W

**Acreage:** 60.0± taxable acres, 58.0± tillable acres

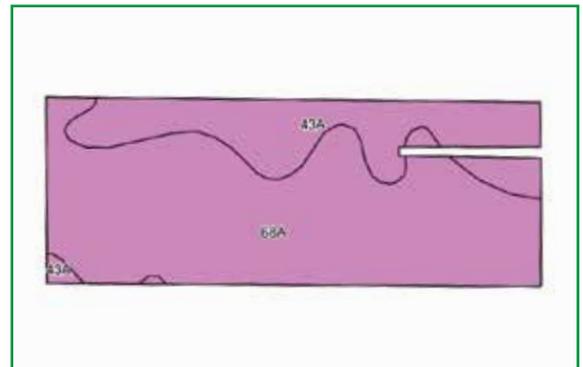
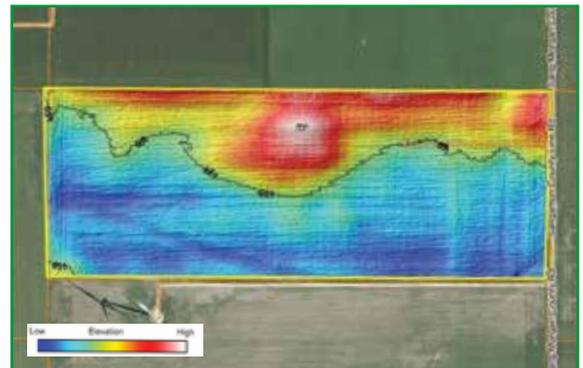
**Productivity Index Rating:** 142.7

**Primary Soil Types:** Sable and Ipava

**Topography:** Level

**Parcel ID:** 11-16-200-002

**Real Estate Taxes:** \$3,332.76 (2024 payable in 2025)



Code	Soil Description	Acres	% of Field	ICPI*
68A	Sable silty clay loam, 0-2% slopes	41.44	71.4%	143
43A	Ipava silt loam, 0-2% slopes	16.56	28.6%	142
<b>Weighted Productivity Index Average</b>				<b>142.7</b>

\*Illinois Crop Productivity Index

# TRACT 4

## 74.58± Acres · Nearly All Tillable

**Location:** Sangamon County Section 20 – Township 15N – Range 7W

**Acreage:** 74.58± taxable acres, 74.3± tillable acres

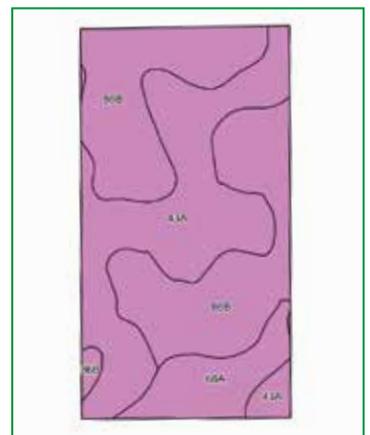
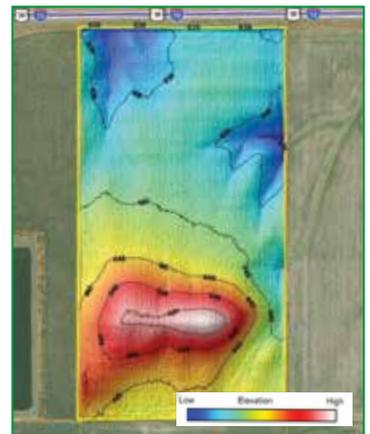
**Productivity Index Rating:** 140.1

**Primary Soil Types:** Osco and Ipava

**Topography:** Level

**Parcel ID:** 20-200-200-003

**Real Estate Taxes:** \$3,773.44 (2024 payable in 2025)



Code	Soil Description	Acres	% of Field	ICPI*
86B	Osco silt loam, 2-5% slopes	36.85	49.6%	138
43A	Ipava silt loam, 0-2% slopes	29.58	39.8%	142
68A	Sable silty clay loam, 0-2% slopes	7.87	10.6%	143
<b>Weighted Productivity Index Average</b>				<b>140.1</b>

\*Illinois Crop Productivity Index

# TRACT 5

## 74.83± Acres · 83% Tillable Plus Hunting Appeal

**Location:** Sangamon County Section 17 – Township 15N – Range 7W

**Acreage:** 74.83± taxable acres, 62.3± tillable acres,  
1.0± acre CRP, 10.94± wooded acres

**Productivity Index Rating:** 124.5

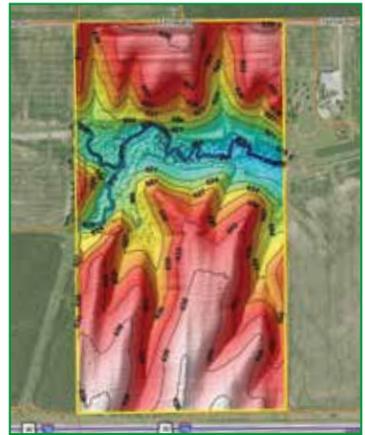
**Primary Soil Type:** Osco

**Topography:** Level to slightly rolling

**CRP:** Pays \$300/year through 2035

**Parcel ID:** 20-170-400-006

**Real Estate Taxes:** \$2,286.68 (2024 payable in 2025)



Code	Soil Description	Acres	% of Field	ICPI*
86B	Osco silt loam, 2-5% slopes	28.82	46.2%	138
567C2	Elkhart silt loam, 5-10% slopes	13.69	22.0%	116
259D2	Assumption silt loam, 10-18% slopes	11.24	18.0%	104
259C2	Assumption silt loam, 5-10% slopes	4.26	6.8%	111
86C2	Osco silt loam, 5-10% slopes	2.65	4.3%	131
3074A	Radford silt loam, 0-2% slopes	1.54	2.5%	122
43A	Ipava silt loam, 0-2% slopes	0.10	0.2%	142

\*Illinois Crop Productivity Index      **Weighted Productivity Index Average 124.5**



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