

SCOTT COUNTY, IL



# FARMLAND AUCTION



## In-Person & Online Bidding Wednesday, March 25 at 10AM

In-person bidding to be held at the Nimrod Funk 4-H & Community Building located at 401 N. Walnut St., Winchester, IL

### A top-notch farm near Merritt!

- 127.36± taxable acres selling as one tract
- 99% tillable (126.12± USDA tillable acres)
- 135.7 Class A Productivity Index Rating
- Strong crop yields

**Seller:** Heirs of Marie Hembrough

**Representing Attorney:** Matt Smith · Bellatti, Fay, Bellatti & Beard, LLP



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



Darrell Moore



Luke Worrell

**Sellers' Representative  
& Auctioneer**

**Darrell Moore**

217.473.5486 IL Lic. 440.000506

**Managing Broker**

**Luke Worrell, AFM, ALC**

217.473.7039



# 127.36± Acres 99% Tillable Farmland

The chances are few and far between in this ag neighborhood near Merritt for high-quality farmland to hit the open market! Don't miss this opportunity! Of the 127.36± taxable acres, 99% is tillable with strong Osco, Ipava, Lawson, Muscatune and Sable soils that give it a cumulative Productivity Index Rating of 135.7. Recent crop yields clock in at an impressive 253 bu/ac corn and 74 bu/ac beans. The shallow drainage ditch that bisects the property, and the gentle roll in the land, allows for future additional drainage opportunities in addition to the existing strategically-placed smaller field tile. The farm sits along the South side of Merritt Blacktop not far from either Winchester or Jacksonville. This is a great opportunity at a known producer. Be ready to bid on auction day!

**Property Location & Directions:** Immediately East of Merritt along the Merritt Blacktop Road in Northeast Scott County, IL Sections 26 & 35 – Township 15N – Range 12W

**Access:** From Merritt Blacktop Road along the North

**Acreage:** 127.36± taxable acres, 126.12± USDA tillable acres

**Productivity Index Rating:** 135.7

**Soil Types:** Osco, Ipava, Lawson, Muscatune, and Sable silt loams

**Topography:** Level to slightly rolling

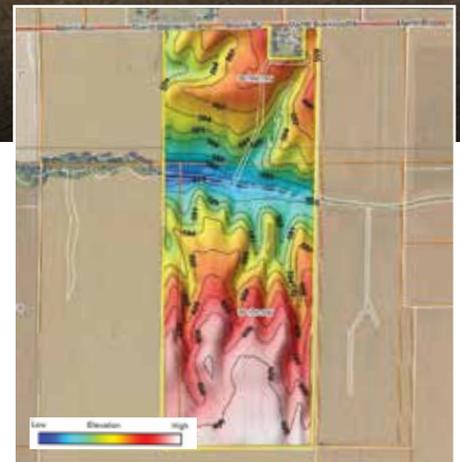
**Parcel IDs:** 03-35-100-003, 03-26-300-005, 03-35-100-002

**Real Estate Taxes:** \$5,239.14 (2024 taxes payable in 2025)

**Tenancy:** Open for 2026 and beyond

**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 the Nimrod Funk Building the morning of the auction.
- Online bidding for qualified bidders will be available via our online bidding platform. You may register to bid online anytime between now and 7:00AM Wednesday, March 25, 2026.



| Code                                     | Soil Description                          | Acres | % of Field | ICPI*  |
|--|---|-------|------------|--|
| 86C2                                     | Osco silt loam, 5-10% slopes              | 48.68 | 38.6%      | 131  |
| 86B                                      | Osco silt loam, 2-5% slopes               | 34.77 | 27.6%      | 138  |
| 43A                                      | Ipava silt loam, 0-2% slopes              | 30.00 | 23.8%      | 142  |
| 3451cA                                   | Lawson silt loam, cool mesic, 0-2% slopes | 8.11  | 6.4%       | 126  |
| 51B                                      | Muscatune silt loam, 2-5% slopes          | 3.66  | 2.9%       | 144  |
| 68A                                      | Sable silty clay loam, 0-2% slopes        | 0.90  | 0.7%       | 143  |
| <b>*Illinois Crop Productivity Index</b> |   |       |            | <b>Weighted Productivity Index Average 135.7</b> |



**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 May 8, 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 Laurence M. Hembrough, Kevin L. Hembrough, Kathleen Peile, Shawn Fry, Suzanne Ford, and Todd Hembrough 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 taxable acre. 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.

You must be a registered user to bid, either in-person or online. By bidding you are stating that you are ready and willing to purchase the tract for your bid amount. Bidders acknowledge that Worrell Land Services, LLC does not have any responsibility or liability for the website(s) used for Internet bidding. Despite best efforts to prevent technology failures, Buyer and Seller acknowledge that Worrell Land Services, LLC cannot guarantee the operation or performance of the Internet bidding site. There may be occasional interruptions and delays relating to the use of the Internet and the Website. Furthermore, Worrell Land Services, LLC shall not be held liable (for lost profits or special damages) or responsible for the function of the website or its inability to function. Bidders acknowledge that hardware malfunctions, software malfunctions, viruses, and similar issues do occur and are beyond the knowledge, scope, and control of Worrell Land Services, LLC. Worrell Land Services, LLC reserves the right to deny any person access to online bidding if unable to adequately verify the bidder. Winning bidders will be notified via phone or email immediately after the close of the auction to make arrangements for completing the purchase agreement and collection of earnest money.

*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 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.*



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