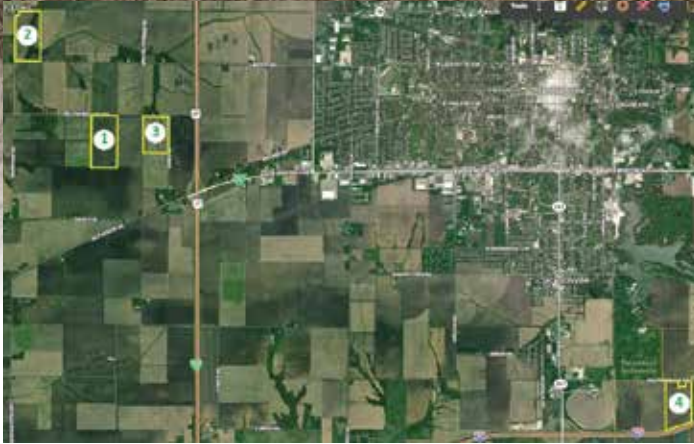


MORGAN COUNTY, IL



# FARMLAND AUCTION

279.06± Acres as 4 Tracts near Jacksonville, IL



**Tract 1:** 80.0± Taxable Acres, 100% Tillable

**Tract 2:** 77.44± Taxable Acres,  
84% Income-Producing

**Tract 3:** 56.0± Taxable Acres, 82% Tillable

**Tract 4:** 65.62± Taxable Acres, 99% Tillable

## LIVE IN-PERSON & ONLINE AUCTION

**Monday, June 22 at 10:00AM at Twisted Tree Music & Event Hall, 1061 E. Morton Ave., Jacksonville, IL**

This is an exceptional farmland portfolio in an area of Morgan County where attractive opportunities like this seldom hit the open market. Each of these tracts have been diligently maintained and cared for by several generations of owners and farmers alike. Be the next to steward these great farms into the future!

All tracts are on a 50/50 crop share lease for 2026. Upon reimbursement to current owners for 50% of crop expenses (receipts available), new buyers will assume landlord position for the remainder of the 2026 crop season and receive 50% of all grain produced. The farms will be offered as Buyer's Choice; bring the highest bid per acre and choose the tracts you want!

**Sellers:** Karen Kaufmann Exemption Trust & William Killam Exemption Trust

**Attorney:** Mike Barton · Bellatti, Barton, Cochran & White LLC · 217.793.9300

**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 1-4



## Tract 1

A Western Morgan County gem, this tract has more FSA tillable acres (80.23±) than taxable acres (80.00±). Soils clock in at an incredibly strong Class A Productivity Index Rating of 142.2. Tracts 1 and 3 have historically been farmed together and boast an impressive yield history with four-year averages of 254 bu/acre corn and 74 bu/acre beans.



## Tract 2

This tract is a diverse mix of opportunities, offering both income and recreational appeal. Of the 77.44± taxable acres, 56.22± are tillable and carry a 132.9 Productivity Index Rating. It has been farmed with other tracts that have a collective production history routinely hitting 235 and 72 or higher. Additionally, 9.10 acres are in CRP and pay \$1,784 annually through 2030. In an era in which on-farm storage pays dividends, the two 14,000 bushel grain bins bring added value. A wooded creek bed carries recreational appeal, as well.



## Tract 3

Another predominantly income-producing parcel, Tract 3 offers 56.0± taxable acres of which 46.05± are tillable with a PI rating of 137.9. Approximately 10± acres of waterways assist with drainage. This tract, farmed in conjunction with Tract 1, boasts a strong four-year yield average of 254 bu/acre corn and 74 bu/acre beans.



## Tract 4

Like its counterparts in a different part of the county, Tract 4 has the history and care that makes this 65.62± acre tract an incredibly appealing addition to any farming operation. Over 99% of the farm is tillable and features an impressive 141.1 Productivity Index Rating. The farm was improved in recent years with a tiling project; tile map is being obtained and will be available online upon receipt.



# TRACT 1

## 80.0± Taxable Acres • 100% Tillable

**Location:** Western Morgan County, IL approximately 1.5 miles West of Jacksonville in Section 22 – Markham Township 15N – Range 11W

**Access:** From Willow Branch Road along the North

**Acreage:** 80.0± taxable acres, 80.23± USDA tillable acres

**Yield History:** 254 bu/acre corn and 74 bu/acre beans

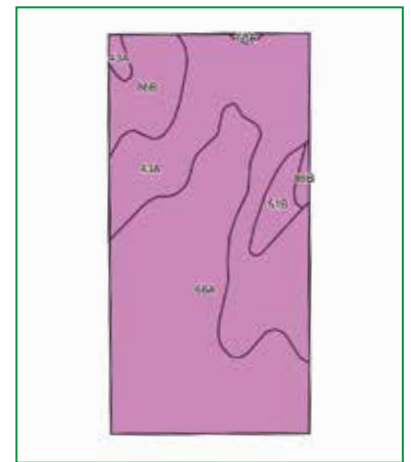
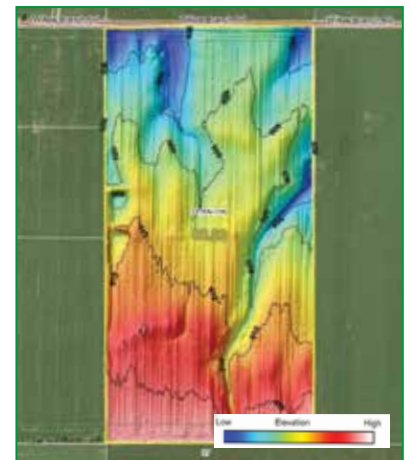
**Productivity Index Rating:** 142.2

**Primary Soil Types:** Sable and Ipava

**Topography:** Level to slightly rolling

**Parcel ID:** 08-22-300-002

**2024 Real Estate Taxes (Payable 2025):** \$4,349.86



Code	Soil Description	Acres	% of Field	ICPI*
68A	Sable silty clay loam, 0-2% slopes	38.88	48.5%	143
43A	Ipava silt loam, 0-2% slopes	31.32	39.0%	142
86B	Oscos silt loam, 2-5% slopes	7.30	9.1%	138
51B	Muscatune silt loam, 2-5% slopes	2.73	3.4%	144
<b>Weighted Productivity Index Average</b>				<b>142.2</b>

\*Illinois Crop Productivity Index

# TRACT 2

## 77.44± Taxable Acres · 84% Income-Producing

**Location:** Western Morgan County, IL approximately 2.5 miles West of Jacksonville in Section 16 – Markham Township 15N – Range 11W

**Access:** From Markham Road along the West and Liberty Road along the South

**Acreage:** 77.44± taxable acres, 55.0± USDA tillable acres, 56.22± observed tillable acres, 9.1± CRP acres

**CRP Info:** 9.1 acres at \$196/acre (\$1,784 annually) through 2030

**Yield History:** 235 bu/acre corn and 72 bu/acre beans

**Productivity Index Rating:** 132.9

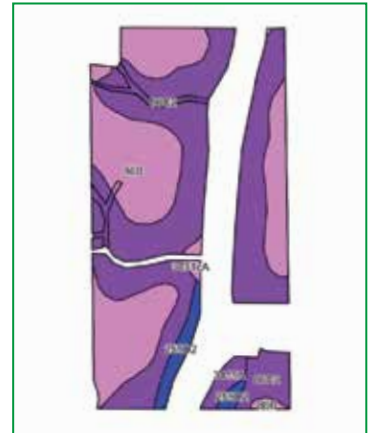
**Primary Soil Type:** Osco

**Topography:** Level to rolling

**Parcel ID:** 08-16-400-006

**2024 Real Estate Taxes (Payable 2025):** \$2,718.66

**Structures:** Two 14,000± bushel grain bins



Code	Soil Description	Acres	% of Field	ICPI*
86C2	Osco silt loam, 5-10% slopes	30.20	53.8%	131
86B	Osco silt loam, 2-5% slopes	22.49	40.0%	138
259D2	Assumption silt loam, 10-18% slopes	1.99	3.5%	104
3415A	Orion silt loam, 0-2% slopes	1.07	1.9%	131
3451cA	Lawson silt loam, cool mesic, 0-2% slopes	0.47	0.8%	140

\*Illinois Crop Productivity Index      **Weighted Productivity Index Average 132.9**



# TRACT 3

## 56.0± Taxable Acres · 82% Tillable

**Location:** Western Morgan County, IL approximately 1.5 miles West of Jacksonville in Section 22 – Markham Township 15N – Range 11W

**Access:** From Willow Branch Road along the North and Jones Lane along the East

**Acreage:** 56.0± taxable acres, 49.0± USDA tillable acres, 46.05± observed tillable acres

**Yield History:** 254 bu/acre corn and 74 bu/acre beans

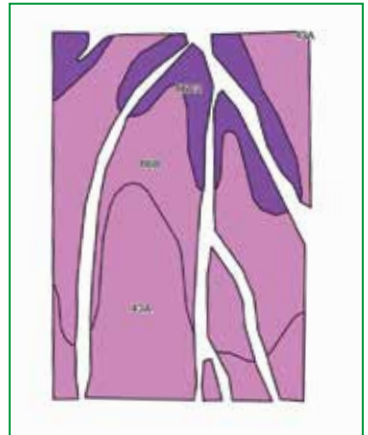
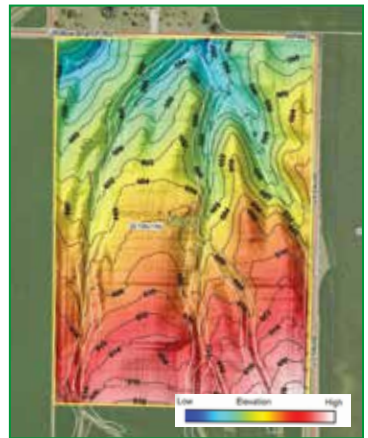
**Productivity Index Rating:** 137.9

**Primary Soil Types:** Osco and Ipava

**Topography:** Level to rolling

**Parcel ID:** 08-22-400-003

**2024 Real Estate Taxes (Payable 2025):** \$2,399.14



Code	Soil Description	Acres	% of Field	ICPI*
86B	Osco silt loam, 2-5% slopes	23.81	51.7%	138
43A	Ipava silt loam, 0-2% slopes	13.94	30.3%	142
86C2	Osco silt loam, 5-10% slopes	8.30	18.0%	131
				<b>Weighted Productivity Index Average 137.9</b>

\*Illinois Crop Productivity Index

# TRACT 4

## 65.62± Taxable Acres · 99% Tillable

**Location:** Central Morgan County, IL on the Southeast Edge of South Jacksonville in Section 3 – Jacksonville No. 24 Township 14N – Range 10W

**Access:** From Southbrooke Road along the North

**Acreage:** 65.62± taxable acres, 67.05± USDA tillable acres, 65.0± observed tillable acres

**Yield History:**

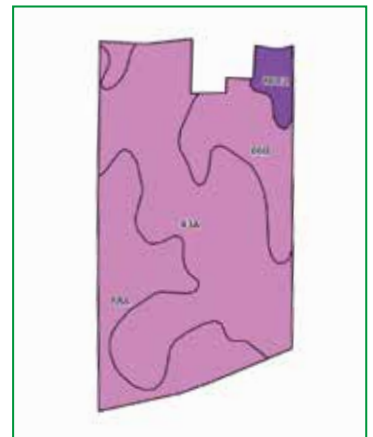
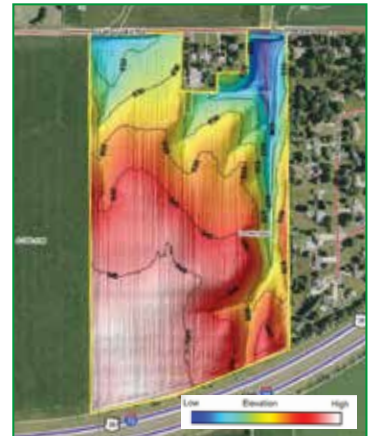
**Productivity Index Rating:** 141.1

**Primary Soil Type:** Ipava

**Topography:** Level to gently rolling

**Parcel ID:** 13-03-100-007

**2024 Real Estate Taxes (Payable 2025):** \$3,522.52



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	35.36	54.4%	142
68A	Sable silty clay loam, 0-2% slopes	16.03	24.7%	143
86B	Osco silt loam, 2-5% slopes	11.11	17.1%	138
86C2	Osco silt loam, 5-10% slopes	2.50	3.8%	131
<b>Weighted Productivity Index Average</b>				<b>141.1</b>

\*Illinois Crop Productivity Index



## 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 until 7:00AM Monday, June 22.

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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 July 22, 2026. Possession will be given at closing, subject to the rights of the current tenant. Sellers will convey by Trustees Deed, and will furnish title insurance in amount of the purchase price. Seller shall be responsible for the 2025 real estate taxes payable in 2026. Buyer shall be responsible for the 2026 taxes payable in 2027. Buyer shall reimburse seller at closing for 2026 crop expenses. At closing, Seller shall assign to Buyer and Buyer shall assume all rights and responsibilities in the crop share lease in effect for the 2026 crop year. 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 the Karen Kaufmann Exemption Trust & the William Killam Exemption Trust 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. 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.



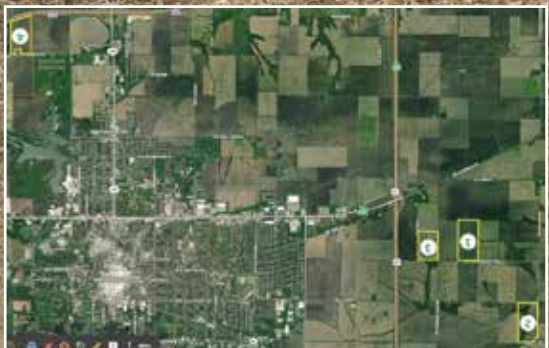
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www.Worrell-LandServices.com

# MORGAN COUNTY, IL FARMLAND AUCTION

## 279.06± Acres as 4 Tracts

### Live In-Person & Online Auction Monday, June 22 at 10AM

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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