



2240 West Morton Avenue, Jacksonville, IL 62650
217.245.1618 • info@Worrell-LandServices.com
www.Worrell-LandServices.com

SCOTT COUNTY, IL

FARMLAND AUCTION

Friday, September 4 at 10AM

- 141.25± Acres
- 99.7% Tillable Farmland

Worrell Land Services, LLC
represented by

• 141.25± Acres
• 99.7% Tillable Farmland

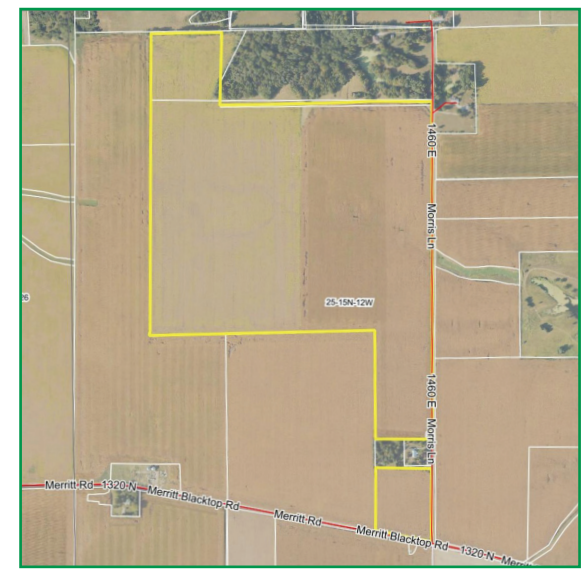
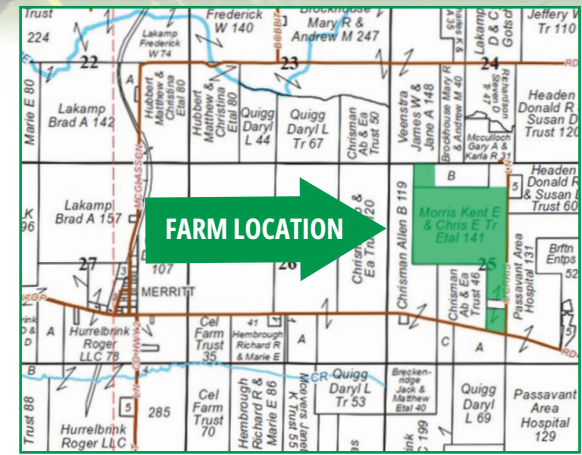
FRIDAY, SEPTEMBER 4 AT 10AM

FARMLAND AUCTION

SCOTT COUNTY, IL

SCOTT COUNTY, IL

FARMLAND AUCTION



**In-Person & Online Bidding
Friday, September 4 at 10AM**

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

An exceptional farm near Merritt!

- 141.25± taxable acres selling as one tract
- 99.7% tillable (140.87± USDA tillable acres)
- 139.8 Class A Productivity Index Rating
- Strong crop yields (245 & 75)

Seller: Morris Family
Representing Attorney: Bobby Bonjean • Bonjean Law Office



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



Luke Worrell



Darrell Moore

Luke Worrell
Managing Broker
& Sellers' Agent
217.473.7039
Darrell Moore
Auctioneer
IL Lic. 440.000506



141.25± Acres 99.7% Tillable Farmland

Scott County, Illinois farmland doesn't get much better than this nearly all tillable tract near Merritt! Flat, black, and square, this 141.25± acre tract offers exceptional farmability with no obstructions and great access. Comprised primarily of Class A Ipava, Sable and Muscatune soils, the farm's overall Productivity Index Rating is an impressive 139.8. Recent 5-year yields have turned out outstanding results at 245 bu/acre corn and 75 bu/acre beans. The long-time farmer has taken great care to maintain soil health and clean field edges which has maximized the productivity of this farm. Open tenancy for 2027. Located in a competitive farming neighborhood, this tract provides a rare opportunity to expand operations.

Property Location & Directions: Eastern Scott County, Illinois along Merritt Blacktop Road and 1460 E/Morris Lane in Scott County Section 25 – Merritt Township 15N – Range 12W

Access: From Merritt Blacktop Road along the South and 1460 E/Morris Lane along the East

Acreage: 141.25± taxable acres, 140.87± USDA tillable acres

Productivity Index Rating: 139.8

Primary Soil Types: Ipava, Sable, Muscatune

Topography: Level

Parcel IDs: 03-25-100-002, 03-25-200-001, 03-25-400-001

Real Estate Taxes: \$7,420.08 (2025 payable in 2026)

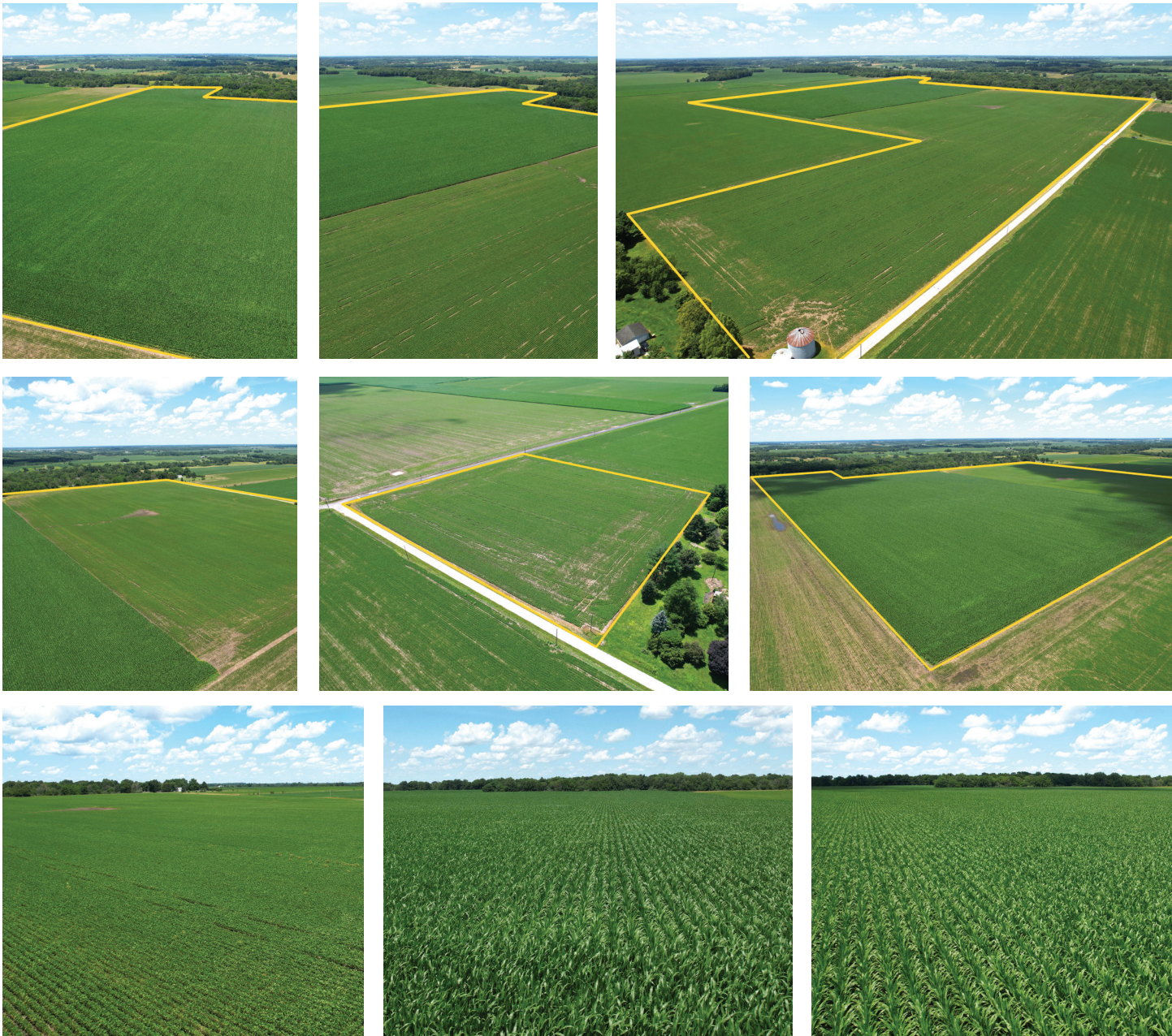
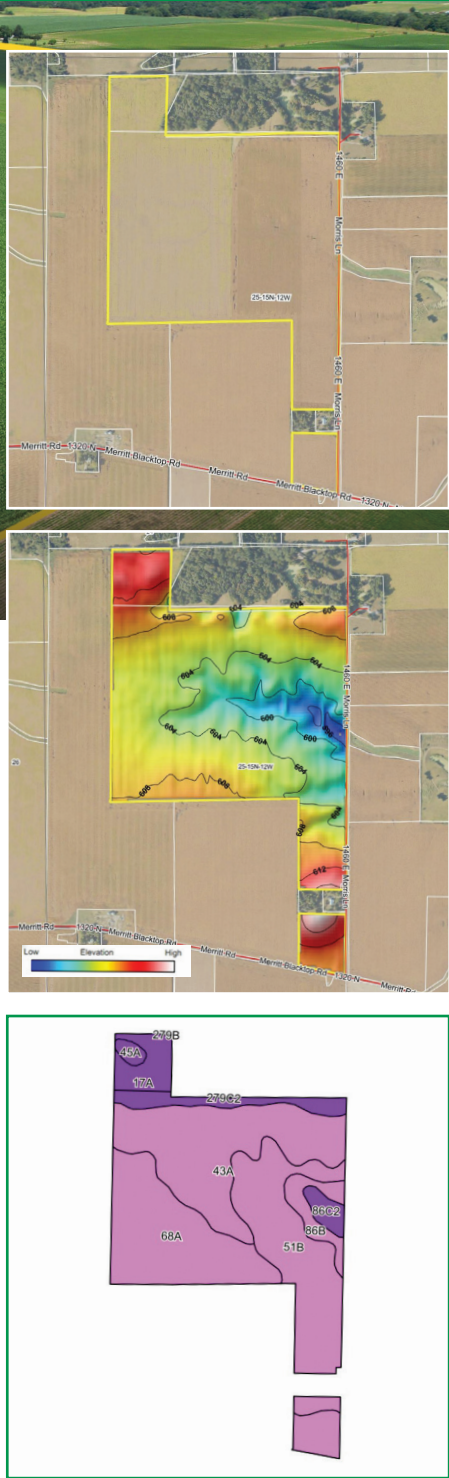
Tenancy: Cash rented for the 2026 crop season. Open for 2027 and beyond.

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 Friday, September 4, 2026.

Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	41.26	29.5%	142
68A	Sable silty clay loam, 0-2% slopes	39.21	27.8%	143
51B	Muscatune silt loam, 2-5% slopes	36.13	25.6%	144
17A	Keomah silt loam, 0-2% slopes	14.15	10.0%	119
86B	Osco silt loam, 2-5% slopes	5.65	4.0%	138
86C2	Osco silt loam, 5-10% slopes	3.02	2.1%	131
45A	Denny silt loam, 0-2% slopes	1.45	1.0%	118
Weighted Productivity Index Average				139.8

* Illinois Crop Productivity Index



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 November 1, 2026. Possession will be given at closing unless otherwise stated. Sellers will convey by Trustee's Deed, and will furnish title insurance in amount of the purchase price. 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 Kent E. Morris, Lynann E. Barbero, Chris Eugene Morris and Kathy Holman Jones, as Trustees of the Chris Eugene Morris Living 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. 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.