

SCOTT COUNTY, IL



FARMLAND AUCTION

187.05± Acres as 5 Tracts • Buyer's Choice

LIVE IN-PERSON & ONLINE AUCTION
Thursday, October 15 at 10:00AM

Nimrod Funk 4-H & Community Building, 401 N. Walnut St., Winchester, IL



Tract 1: 28.80± Acres • 78% Tillable

Tract 2: 18.46± Acres • 57% Tillable

Tract 3: 29.04± Acres • 98% Tillable

Tract 4: 40.00± Acres • 67% Income-Producing

Tract 5: 70.75± Acres • 91% Cropland/Pastureland

This is an attractive collection of adjoining land tracts in Western Scott County, Illinois approximately 1.0± mile East of where I-72 and Route 100 intersect. Each tract is affordably-sized, each offering unique benefits to future owners. Whether you're looking for an entirely tillable tract of farmland, pastureland, woodland, or some combination of all, at least one of these tracts has something for you! Farmland doesn't change hands on the open market very often in this area, so don't miss this opportunity! All tracts are free of tenancy for the 2027 growing season. The farms will be offered as Buyer's Choice; bring the highest bid per acre and choose the tracts you want!

Sellers:
Charles Miller Farms Inc.

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



217.245.1618



www.Worrell-LandServices.com



About Tract 1: 28.80± Taxable Acres · 78% Tillable

FSA figures show 25.81± tillable acres, though the observed tillable acreage figure is more like 22.5±. Either way you slice it, this tract is primarily income-producing farmland. Another 3.75± acres are wooded and sprinkle in a bit of recreational appeal.

About Tract 2: 18.46± Estimated Acres · 57% Tillable

Acreage for Tract 2 will be calculated after subtracting the surveyed homesite from the 20.00± acre taxable parcel. Acreage is estimated to be around 18.46± acres. Approximately 10.6± acres are in row-crop and another 7.0± acres of fenced pasture.

About Tract 3: 29.04± Taxable Acres · 98% Tillable

With the highest percentage of row-crop acres of the bunch, Tract 3 clocks in at 98% tillable. The farmability of this tract is exceptional with no obstructions and the ability to farm in nice, clean rows.

About Tract 4: 40.00± Taxable Acres · 67% Income-Producing

With income from 17.92± FSA tillable acres and 8.95± CRP acres, plus recreational appeal on 12.13± wooded acres, Tract 4 is appealing in its diversity. The CRP contract is up for re-enrollment, set to expire in September 2027 with current payments of \$293.67/acre or \$2,628/year.

Tract 5: 70.75± Taxable Acres · 91% Cropland/Pastureland

Tract 5 is another nice combination tract with 91% of the farm either being cropland or pastureland. Pasture is hard to come by with any sort of scale, suddenly making 39.0± acres of fenced pasture seem larger-than-life. Another 25.59± acres are tillable.

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 Nimrod Funk Building the morning of the auction.
- You may register to bid online anytime between now and 7:00AM Thursday, October 15.

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 December 31, 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. 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 Charles Miller Farms Inc. 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 for Tracts 1, 3, 4 and 5. Tract 2 is being sold based on the acreage figure determined by subtracting the surveyed homesite from the total taxable acreage for parcel 05-09-100-001. 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

28.8± Taxable Acres • 78% Tillable

Location: Scott County Section 8 – Township 14N – Range 13W

Access: From McGlaughlin Road along the South

Acreage: 28.8± taxable acres, 25.81± USDA tillable acres, 22.5± observed tillable acres, 3.75± wooded acres

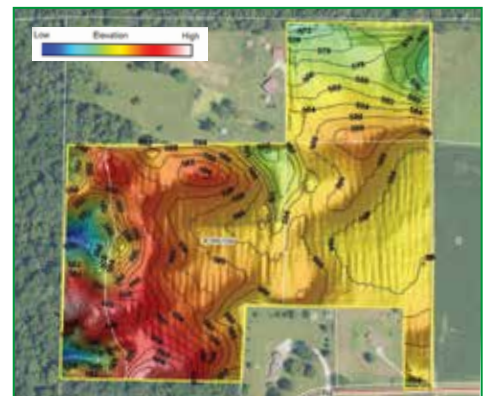
Productivity Index Rating (on tillable acreage): 105.0

Primary Soil Types: Sylvan and Rozetta

Topography: Level to slightly rolling

Parcel ID: 05-08-200-004

Real Estate Taxes: \$955.18 (2025 payable in 2026)



Code	Soil Description	Acres	% of Field	ICPI*
19C3	Sylvan silty clay loam, 5-10% slopes	6.19	27.5%	95
279B	Rozetta silt loam, 2-5% slopes	5.43	24.1%	118
280gC2	Fayette silt loam, 5-10% slopes	4.34	19.3%	113
17A	Keomah silt loam, 0-2% slopes	2.98	13.2%	119
962 E2	Sylvan-Bold silt loams, 18-25% slopes	2.04	9.1%	84
30F	Hamburg silt loam, 18-35% slopes	1.52	6.8%	77

*Illinois Crop Productivity Index

Weighted Productivity Index Average 105.0

TRACT 2

18.46± Estimated Acres • 57% Tillable

Location: Scott County Section 9 – Township 14N – Range 13W

Access: From McGlaughlin Road along the South

Acreage: 18.46± estimated acres, 10.6± observed tillable acres, 7.0± pasture acres

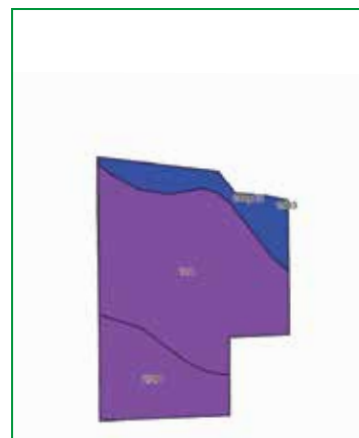
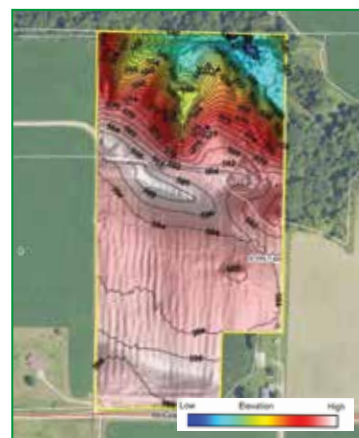
Productivity Index Rating (on tillable acreage): 118

Primary Soil Types: Keomah

Topography: Level

Parcel ID: Part of 05-09-100-001

Real Estate Taxes: Subject to reassessment upon recording of new deed after homesite is surveyed off.



Code	Soil Description	Acres	% of Field	ICPI*
17A	Keomah silt loam, 0-2% slopes	6.77	63.9%	119
279B	Rozetta silt loam, 2-5% slopes	2.42	22.8%	118
280gC2	Fayette silt loam, 5-10% slopes	1.41	13.3%	113
*Illinois Crop Productivity Index				Weighted Productivity Index Average 118.0

TRACT 3

29.04± Taxable Acres • 98% Tillable

Location: Scott County Sections 8 & 9 – Township 14N – Range 13W

Access: From McGlaughlin Road along the North

Acreage: 29.04± taxable acres, 28.46± USDA tillable acres and observed tillable acres

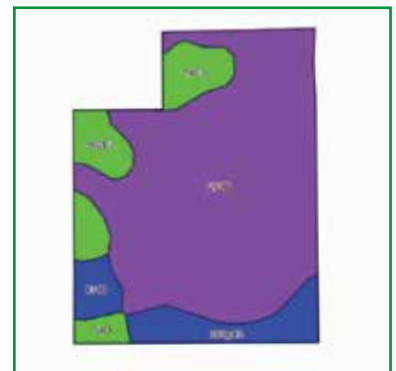
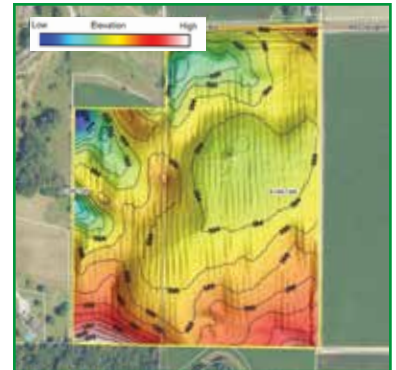
Productivity Index Rating (on tillable acreage): 112.3

Primary Soil Type: Rozetta

Topography: Level to slightly rolling

Parcel IDs: 05-08-200-006 & 05-09-100-004

Real Estate Taxes: \$1,097.48 (2025 payable in 2026)



Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	20.68	72.7%	118
280gC2	Fayette silt loam, 5-10% slopes	2.56	9.0%	113
962 E2	Sylvan-Bold silt loams, 18-25% slopes	2.08	7.3%	84
19C3	Sylvan silty clay loam, 5-10% slopes	1.49	5.2%	95
131D	Alvin fine sandy loam, 7-15% slopes	1.06	3.7%	104
54D	Plainfield sand, 7-15% slopes	0.59	2.1%	70
*Illinois Crop Productivity Index				Weighted Productivity Index Average 112.3

TRACT 4

40.0± Taxable Acres • 67% Income-Producing

Location: Scott County Section 9 – Township 14N – Range 13W

Access: From an easement that runs South off of McGlaughlin Road along the Eastern boundary of Tract 3 to Tract 4

Acreage: 40.0± taxable acres, 17.92± USDA tillable acres, 8.95± CRP acres, 12.13± wooded acres

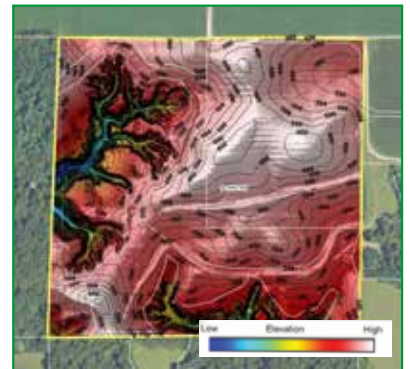
Productivity Index Rating (on tillable acreage): 113

Primary Soil Type: Fayette

Topography: Level to rolling

Parcel ID: 05-09-300-001

Real Estate Taxes: \$857.42 (2025 payable in 2026)



Code	Soil Description	Acres	% of Field	ICPI*
280gC2	Fayette silt loam, 5-10% slopes	17.92	100.0%	113
*Illinois Crop Productivity Index				Weighted Productivity Index Average 113.0

TRACT 5

70.75± Taxable Acres

91% Cropland/Pastureland

Location: Scott County Section 9 – Township 14N – Range 13W

Access: From an easement that runs South off of McGlaughlin Road along the Eastern boundary of Tracts 3 and 4

Acreage: 70.75± taxable acres, 25.59± USDA tillable acres, 39.0± pasture acres, 5.0± wooded acres

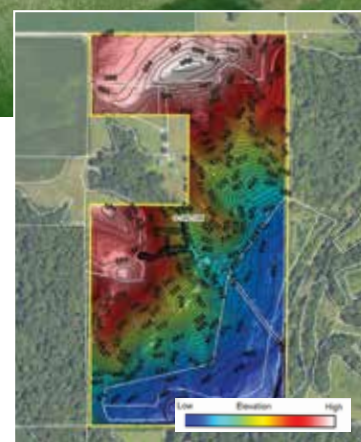
Productivity Index Rating (on tillable acreage): 122.4

Primary Soil Type: Fayette

Topography: Slightly rolling to rolling

Parcel ID: 05-09-300-002

Real Estate Taxes: \$1,352.86 (2025 payable in 2026)



Code	Soil Description	Acres	% of Field	ICPI*
280gC2	Fayette silt loam, 5-10% slopes	10.54	41.3%	113
3451cA	Lawson silt loam, 0-2% slopes	6.50	25.4%	140
3078A	Arenzville silt loam, 0-2% slopes	5.58	21.8%	130
962 E2	Sylvan-Bold silt loams, 18-25% slopes	1.68	6.6%	84
3333cA	Wakeland silt loam, 0-2% slopes	1.26	4.9%	128

*Illinois Crop Productivity Index

Weighted Productivity Index Average 122.4



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

SCOTT COUNTY, IL **FARMLAND AUCTION**

187.05± Acres as 5 Tracts
Live In-Person & Online Auction
Thursday, October 15 @ 10AM

SCOTT COUNTY, IL **FARMLAND AUCTION**

187.05± Acres as 5 Tracts
Live In-Person & Online Auction
Thursday, October 15 @ 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.