

MORGAN COUNTY, IL



LAND AUCTION

**THREE
Tracts
Buyer's
Choice**

162.42± Acres as 3 Tracts • Buyer's Choice



LIVE IN-PERSON & ONLINE AUCTION

Thursday, October 22 at 10:00AM

Twisted Tree Event Hall

1061 E. Morton Ave., Jacksonville

Tract 1: 69.81± Acres • 99% Tillable

Tract 2: 68.38± Acres • 95% Tillable

Tract 3: 24.23± Acres • 45% Tillable

Plus Hunting & Build-Site Potential

This land auction near Arcadia in Morgan County, Illinois offers 162.42 reasons for you to take a closer look! These three gorgeous tracts will be the talk of the neighborhood where few opportunities to purchase high-quality farmland come available. Tracts 1 and 2 are nearly entirely tillable, boast Class A soil productivity averages, and drain well due to the strategic placement of field tile. Tract 3 is an affordably-sized mixed use property that offers a little bit of everything - tillable farmland, CRP, woodland, and build-site potential in the highly sought-after Triopia School District. North Morgan Water Co-op is nearby. All tracts are open for the 2027 growing season and have access from Literberry-Triopia Road immediately West of Arcadia, a short 1.5± miles West of Illinois Route 78 approximately 2± miles South of the Cass/Morgan County line in S17-T16N-R10W.

Sellers: Leslie Howerton and Karen Murphy • Representing Attorney: Dan Beard, Bellatti Fay Bellatti & Beard Attorneys at Law • 217-245-7111

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



Darrell Moore



Luke Worrell

Darrell Moore
Sellers' Agent & Auctioneer
217-473-5486

Luke Worrell
AFM, ALC
Managing Broker
217-473-7039



TRACT 1

69.81± Acres · 99% Tillable

Acreage: 69.81± total estimated acres, 69.31± tillable acres

Productivity Index Rating: 138.1

Primary Soil Types: Ipava and Sable

Topography: Level

Parcel Numbers: 04-17-300-003 and the acreage South of the road of 04-17-100-006

Real Estate Taxes: Subject to reassessment upon recording of new deed



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	30.15	43.5%	142
68A	Sable silty clay loam, 0-2% slopes	27.41	39.5%	143
19D3	Sylvan silty clay loam, 10-18% slopes	3.39	4.9%	87
86B	Oscos silt loam, 2-5% slopes	2.83	4.1%	138
86C2	Oscos silt loam, 5-10% slopes	2.77	4.0%	131
279B	Rozetta silt loam, 2-5% slopes	2.67	3.9%	118
567C2	Elkhart silt loam, 5-10% slopes	0.09	0.1%	116
*Illinois Crop Productivity Index				Weighted Productivity Index Average 138.1

TRACT 2

68.38± Acres · 95% Tillable

Acreage: 68.38± total taxable acres, 65.17± tillable acres

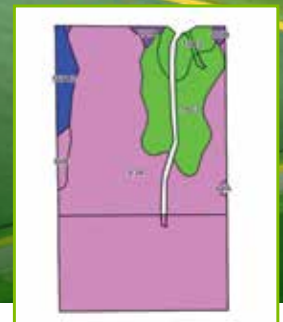
Productivity Index Rating: 132.1

Primary Soil Type: Ipava

Topography: Level

Parcel Numbers: 04-17-100-007 & 04-17-300-001

2025 Real Estate Taxes: \$3,415.88



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	49.54	76.1%	142
19C3	Sylvan silty clay loam, 5-10% slopes	9.07	13.9%	95
19D3	Sylvan silty clay loam, 10-18% slopes	2.40	3.7%	87
567C2	Elkhart silt loam, 5-10% slopes	2.36	3.6%	116
86B	Oscos silt loam, 2-5% slopes	0.86	1.3%	138
279B	Rozetta silt loam, 2-5% slopes	0.81	1.2%	118
68A	Sable silty clay loam, 0-2% slopes	0.13	0.2%	143
*Illinois Crop Productivity Index				Weighted Productivity Index Average 132.1

TRACT 3

24.23± Acres • 45% Tillable Plus Hunting & Build-Site Potential

Acreage: 24.23± total estimated acres, 11.11± tillable acres, 1.54± acres CRP, 9.19± wooded acres

Productivity Index Rating (tillable acreage): 107.2

Primary Soil Type (tillable acreage): Rozetta

CRP Details: 1.54 acres enrolled through September 2035 at \$296 annually

Topography: Level

Parcel Number: The acreage North of the road of 04-17-100-006

Real Estate Taxes: Subject to reassessment upon recording of new deed



Code	Soil Description	Acres	% of Field	ICPI*
279B	Rozetta silt loam, 2-5% slopes	7.36	66.3%	118
19 E3	Sylvan silty clay loam, 18-25% slopes	1.59	14.3%	76
19D3	Sylvan silty clay loam, 10-18% slopes	1.30	11.7%	87
19D2	Sylvan silt loam, 10-18% slopes	0.73	6.6%	97
43A	Ipava silt loam, 0-2% slopes	0.07	0.6%	142
86B	Oско silt loam, 2-5% slopes	0.06	0.5%	138
*Illinois Crop Productivity Index				Weighted Productivity Index Average 107.2

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 on auction day.

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 7, 2026. Possession will be given at closing, subject to the rights of the current tenant. Sellers will convey by Warranty 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 Leslie Howerton and Karen Murphy 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 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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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.