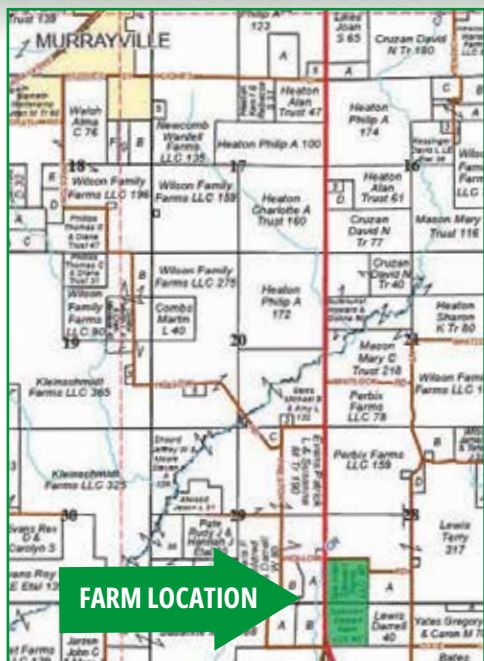


MORGAN COUNTY, IL



FARMLAND AUCTION



In-Person & Online Bidding on Tuesday, November 10 at 10AM

In-person bidding to be held at the Twisted Tree Music & Event Hall, 1061 E. Morton Avenue, Jacksonville, IL

This is your shot at a known producer in a great agricultural neighborhood in Southern Morgan County, Illinois!

- 75.50± acres selling as one tract
- 99% tillable (74.77± USDA tillable acres)
- Ipava soils predominate
- Strong crop yields

Seller: Spencer Stewart Farm, LLC

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



75.50± Acres 99% Tillable Farmland

The farm will sell based on final surveyed acreage, approximately 75.5± acres, of which 74.77± acres are tillable. The tillable acreage carries a strong 131.9 Productivity Index Rating. Class A Ipava soil predominates (39.71 acres) with Virden and Osco soils adding another 10.6 acres of Class A soils to the mix. Five-year yield averages are 230 bu/ac corn and 72 bu/ac beans. Just this year, the corn made 247.56 bu/ac with beans yet to be harvested. The farm's shape and accessibility make it an easy tract to farm. These 75.5± acres have been immaculately cared for. Don't miss the chance to call them yours!

Property Location: Along the East side of Highway 267 approximately 3± miles South of Murrayville in Southern Morgan County, IL in Sections 28 & 33 – Township 13N – Range 10W

Access: From Preston Hollow Road along the North and Highway 267 along the West

Acreage: 75.50± acres, 74.77± USDA tillable acres

Productivity Index Rating: 131.9

Primary Soil Type: Ipava

Topography: Level

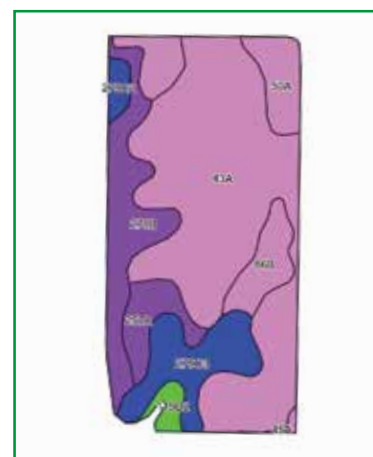
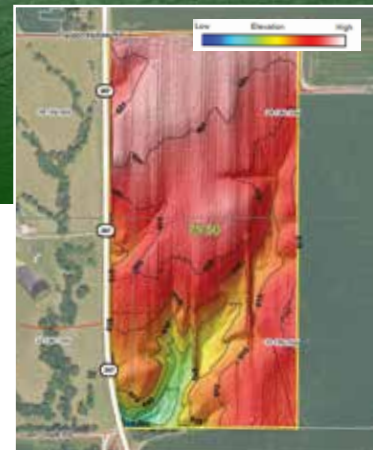
Parcel IDs: 17-28-300-002 and part of 17-33-100-001

Real Estate Taxes: \$3,812.54 (2025 payable in 2026)

Tenancy: Open for the 2027 crop season

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 Twisted Tree 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 on auction day.



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	39.71	53.1%	142
279B	Rozetta silt loam, 2-5% slopes	9.94	13.3%	118
279C3	Rozetta silty clay loam, 5-10% slopes	7.98	10.7%	102
50A	Virden silty clay loam, 0-2% slopes	6.62	8.9%	138
86B	Osco silt loam, 2-5% slopes	3.98	5.3%	138
257A	Clarksdale silt loam, 0-2% slopes	3.92	5.2%	128
119D2	Elco silt loam, 10-18% slopes	1.31	1.8%	97
279C2	Rozetta silt loam, 5-10% slopes	1.21	1.6%	112
45A	Denny silt loam, 0-2% slopes	0.10	0.1%	118
*Illinois Crop Productivity Index				Weighted Productivity Index Average 131.9



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 January 7, 2027. 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 2026 real estate taxes payable in 2027. 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 Spencer Stewart Farm, LLC 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 based on surveyed acres. 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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www.Worrell-LandServices.com

MORGAN COUNTY, IL



FARMLAND AUCTION

Tuesday, November 10 at 10AM

- 75.50± Acres
- 99% Tillable Farmland

MORGAN COUNTY, IL



FARMLAND AUCTION

TUESDAY, NOVEMBER 10 AT 10AM

- 75.50± Acres
- 99% Tillable Farmland



represented by