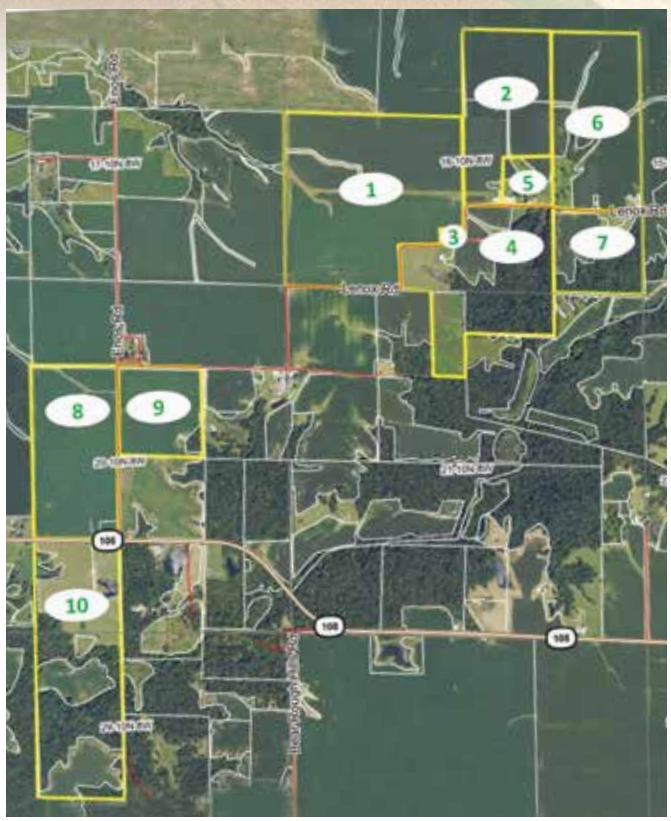
MACOUPIN COUNTY, IL

LAND AUCTION

TEN Tracts! Buyer's Choice

675.0± Acres as 10 Tracts · Buyer's Choice



LIVE IN-PERSON & ONLINE AUCTION

Thursday, December 17 at 10:00AM

Carlinville Moose Lodge, 801 Pine Street

These 675 acres present an opportunity unlike any other 6± miles West of Carlinville along Route 108 and Lenox Roads in Macoupin County, Illinois! Selling in 10 tracts, there's something for everyone, or an entire portfolio waiting to be acquired – Class A tillable farmland, pastureland, hunting land, grain storage, rural homesite, outbuildings – you name it, this collection of tracts has it. All tracts are open for the 2027 crop season; hunting rights are open.

TRACT LOCATIONS:

- **Tracts 1-7** adjoin one another along Lenox Road. From Highway 108, head North on Enos Road then turn East on Lenox Road. Tracts 1-7 are on both sides of Lenox Road in Sections 16 & 21 – Township 10N – Range 8W.
- **Tracts 8-10** adjoin one another in Sections 20 & 29 – Township 10N – Range 8W. Tracts 8 & 9 are North of Highway 108 along Enos Road; Tract 10 is South of Highway 108 directly across from Enos Road.

Sellers: Stanka-Nelson Farms

Representing Attorney:
Tammy M. Julian · Farrell, Hamilton & Julian P.C.
618-466-9080

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


Luke Worrell


Darrell Moore

Luke Worrell
Managing Broker & Seller's Agent
217-473-7039

Darrell Moore
Auctioneer
217-473-5486

WORRELL
LAND SERVICES, LLC




Tract 1 141.5± Taxable Acres · 96% Tillable

Tract 1 is a good chunk of tillable farmland. Already at 135.53± tillable acres of 141.5± total, an additional 4.0± acres could be converted into row crop if abandoning the old airstrip interests the new owner. Class A Herrick and Virden soils comprise over 90% of the tillable acreage. Overall PI of 133.2. There is a minimal amount of field tile. Tracts 1, 2 and 6 have historically been farmed together, with four-year yield averages of 253 and 71.5.




Tract 2 67.26± Taxable Acres · 98% Tillable

Similar in many ways to Tract 1, Tract 2 is a highly-tillable tract of good-quality farmland. Of the 67.26± total acres, 66.09± are in row crop production and carry a PI of 132. Herrick and Virden silt loams predominate. There is a minimal amount of field tile. Tracts 1, 2 and 6 have historically been farmed together, with four-year yield averages of 253 and 71.5. An airplane hangar measuring approximately 75'x45' with concrete floors and electricity is located on this tract.




Tract 3 1.50± Acre Bin Site

With five bins and total bushel capacity of approximately 66,000, this tract is a great opportunity for any farmer as on-farm storage has paid its weight in gold during recent market volatility. The location is a great launching pad to get grain to Carlinville or further South to a river terminal. There is room on the 1.50± parcel to add more bins or a workshop. Four bins are 12,500 bu, one bin is 16,000 bu. Motors do not convey. MJM Electric on-site. Survey is underway.




Tract 4 92.0± Taxable Acres · Combination Farm

A beautifully-diverse tract with something for everyone, Tract 4 is the perfect blend of income and recreation. There are nearly 30 income-producing acres: 14.63± tillable acres (119.4 PI) and 15.00± CRP acres ($3,618 annually through September 2027). Four-year yield average for the tillable acreage is 246 and 52. Another 10.0± acres and a 56'x90' outbuilding are currently used for cattle. Perhaps the true beauty of this tract lies in the 52.0± wooded acres that include a gorgeous 2.25± acre pond. Tract 4 is the perfect home to many interests and hobbies!




Tract 5 12.74± Acre Homesite with Pasture & Outbuildings

This 12.74± acre homestead tract offers 6.0± acres of pasture, two outbuildings, and a 4 bedroom/2 bathroom home. Update the home to suit your needs. The main level includes a kitchen, family room, dining room, two bedrooms and a bathroom. The upper level includes two bedrooms and a bathroom. The basement is unfinished. Two gas fireplaces. Septic, well water, propane (owned). Estimated 1940 construction.

Large shed was built in 1976 and measures 48'x150'. One-fifth of the floor is concrete, the remainder is gravel. Power and heat run to this building. The old red barn measures 48'x56'.

Open House on Sunday, December 6 from 2:00-4:00PM.

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





Tract 6: 80.0± Taxable Acres · 91% Tillable Plus Pasture

Tract 6 is another nice, highly-productive tract. Of the 80.0± taxable acres, 72.65± acres are farmed and carry a PI of 127.3. Class A Herrick and Virden soils comprise 67% of the tract's tillable acreage. Tracts 1, 2 and 6 have historically been farmed together, with four-year yield averages of 253 and 71.5. Approximately 5.0± acres are currently used for pasture. The tract also has two functional grain bins adding 17,000± bushels of storage capacity.





Tract 7: 40± Taxable Acres · Combination Farm

This is a really attractive, affordably-sized combo farm located in a great recreational area. These 40.0± acres currently have 11.56± acres farmed, with room for more. The open grassland could be converted into cropland or used for other recreational benefits. An ambitious dreamer could even see build-site potential there. Mature wooded acreage comprises the majority of the tract. The three-sided shed will be removed from the property before closing.





Tract 8: 80.0± Taxable Acres · 90% Tillable

This is a chance at a known producer. Approximately 71.91± acres or 90% of the farm is in production with a PI of 132.3. Class A soils comprise 88.4% of the tillable acreage on this farm. The shape and accessibility of this tract make it an easy one to farm. Four-year yield averages are 258 and 74.





Tract 9: 40.0± Taxable Acres · 92% Tillable

Another primarily tillable tract that is easily accessed and highly-farmable, Tract 9 is a great addition to any land portfolio. Approximately 36.97± acres are tillable and carry a PI of 129. Though the overall PI is high Class B, 72% of the tillable acreage is comprised of Class A Herrick and Virden soils. Like its adjoining counterpart, Tract 8, it is an easily-farmed tract with good access.





Tract 10: 120.0± Taxable Acres Combination Farm

Last but not least is this Tract 10 – an incredibly unique and diverse tract. This parcel has a lot of cattle infrastructure in place. Approximately 42.0± acres are fenced pasture, with additional fencing within. There are 28.62± tillable acres on the farm that carry a 120.5 PI. This tract also has plenty of mature woodland flowing around the pasture and farmed acreage. On-site water (both creek and pond), thick cover and adjoining woodland make this an appealing hunting and recreational tract. This tract could be taken in many directions with plenty of potential regardless of which route is chosen.

Land Sales & Auctions • Farm Management • Land Appraisals

WORRELL
LAND SERVICES, LLC

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

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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.