

MORGAN COUNTY, IL



FARMLAND AUCTION

**In-Person & Online Bidding
Friday, November 13 at 10AM**

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

**Top-tier farm located 1.5± miles East
of Literberry in Morgan County, Illinois!**

- 79.85± taxable acres selling as one tract
- 98% tillable (78.41± USDA tillable acres)
- 141.7 Class A Productivity Index Rating



Seller: The Lindsey Family

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



Luke Worrell



Darrell Moore

Luke Worrell AFM, ALC
**Sellers' Representative
& Managing Broker**
217.473.7039

Darrell Moore
Auctioneer
IL Lic. 440.000506



79.85± Acres 98% Tillable Farmland

These 79.85± acres are situated in the heart of a great agricultural neighborhood with good access at the corner of Literberry-Prentice Blacktop and Gray Road. The farm is 98% tillable (78.41± FSA tillable acres) with an incredibly strong Class A Productivity Index Rating of 141.7. Soils are comprised primarily of Ipava, Muscatune, Osco and Sable silt loams. Tenancy is open for the 2027 growing season with the buyer able to obtain immediate possession upon providing the down payment and signing a liability waiver. The farm is a known producer that has been maintained and cared for by the family. Be the next to steward this farm into the future.

Property Location: Northern Morgan County, Illinois at the corner of Literberry-Prentice Road and Gray Road in Section 12 – Literberry Township 16N – Range 10W

Access: From Literberry-Prentice Road along the South and Gray Road along the East

Acreage: 79.85± taxable acres, 78.41± USDA tillable acres

Productivity Index Rating: Class A 141.7

Primary Soil Types: Ipava and Muscatune

Topography: Level to gently rolling

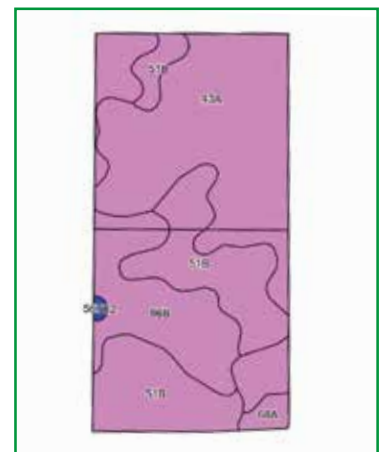
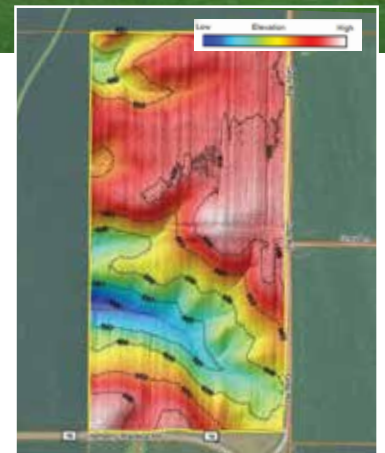
Parcel ID: 04-12-200-002

Real Estate Taxes: \$ 4,457.64 (2025 payable in 2026)

Tenancy: Open for the 2027 growing season with the buyer able to obtain immediate possession upon providing the down payment and signing a liability waiver.

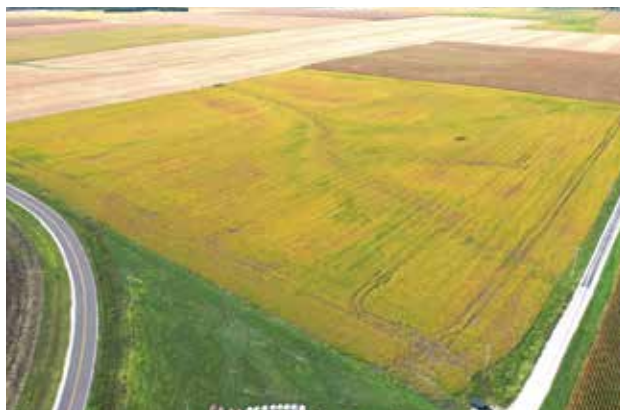
Auction Format:

- 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 the day of auction.



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	34.23	43.6%	142
51B	Muscatune silt loam, 2-5% slopes	24.77	31.6%	144
86B	Osco silt loam, 2-5% slopes	17.71	22.6%	138
68A	Sable silty clay loam, 0-2% slopes	1.41	1.8%	143
567C2	Elkhart silt loam, 5-10% slopes	0.29	0.4%	116
Weighted Productivity Index Average				141.7

*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 January 10, 2027. Buyer to obtain immediate possession upon providing the down payment and signing a liability waiver. 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 The Lindsey Family 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.



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

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