

Terry Park Road, Palmyra, Macoupin County, IL 62674 – Landes Farm

Sunday, September 27th 8:30 AM- 10:30 AM

Bidding Ends Thursday, October 1st at 10 AM

These 132± flat to gently rolling acres are conveniently located 2.5 miles from Palmyra and Modesto, IL. The Farm Service Agency figures there to be 93.75 acres of tillable land with 31.16 acres in CRP and the balance in mature hardwoods. The soils consist mostly of Keomah, Clarksdale, Rozetta, and Fishhook silt loams with the average Productivity Index of 117. The CRP contracts are going in effect 10/01/2026 and will expire 09/30/2036. Tract #1996 has 1.32 acres of CRP paying \$223.58 per acre and Tract #1997 has 29.84 acres of CRP paying \$190.40 per acre.

The Landes farm offers excellent hunting and recreation and being adjacent to the Palmyra/Modesto Lake makes it even better. The Palmyra/Modesto Lake offers fishing with species consisting of Bluegill, Channel Catfish, Crappie, and Largemouth Bass. Fishing by boat is also acceptable with trolling motor only.

If you're looking for highly productive cropland and phenomenal hunting and recreation in Macoupin County, IL be sure to check out the Landes Farm. To top it off, it's only 28 miles to Chatham, 30 miles from Jacksonville, and 84 miles from Chesterfield, MO.

For more information, call or text Jason Wallingford (314) 882-6971.

Tract 1: 71± Acres

Keomah, Clarksdale, Rozetta, and Fishhook silt loams

Productivity Index of 117

2024 Spring Soil Test results: P1 68.48 avg. – K 425.44 avg. – pH 6.8 avg.

Yield History: 2022 – Soybeans 83BPA, 2023 – Corn 202BPA, 2024 – Soybeans 68BPA, 2025 – Corn 239BPA, 2026 – Wheat 114BPA.

CRP: Approximately 12 acres

Tract 2: 61± Acres

CRP: Approximately 19 acres

Excellent Deer and Turkey Hunting

Mature Hardwoods

Access to Palmyra/Modesto Lake

Fishing and Boating

Homesites

Auction Terms and Conditions

1. PROCEDURE Bidding ends Thursday, October 1, 2026, at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes on each tract.

2. BUYERS PREMIUM 5% Buyer's Premium will be added to the final bid price to arrive at the contract sales price.

3. ACCEPTANCE OF BID PRICES Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Friday, October 2, 2026 (hand delivered, faxed, or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted, this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason.

4. DOWN PAYMENT 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted.

5. BIDDING Once submitted, a bid cannot be retracted.

6. CLOSING Closing shall be on or before 3:00 PM., Thursday, October 29, 2026.

7. POSSESSION Possession will be given at closing, subject to the remaining rights of the current tenant if any.

8. TITLE Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).

9. SURVEY AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title.

10. REAL ESTATE TAXES The 2025 and 2026 Real Estate taxes to be paid by the Sellers.

11. INTERNET SERVICE Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.

12. The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.