

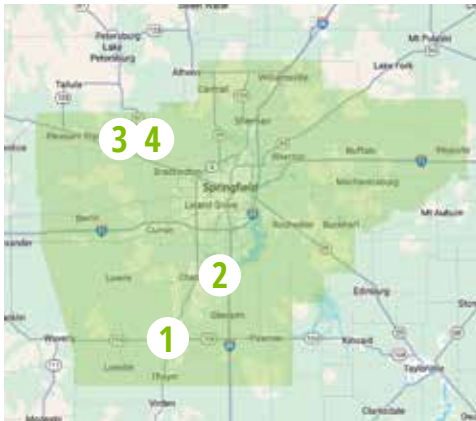
SANGAMON COUNTY, IL



LAND AUCTION

Versatile opportunities throughout the county – a mix of tillable farmland, development land, CRP, recreational woodland and build-site potential!

**Live In-Person & Online Auction Thursday, November 20 @ 10AM
at the K of C Hall located at 2200 Meadowbrook, Springfield**



213.0± ACRES AS 4 TRACTS

Tract 1: 79.75± Acres · 97% Class A Tillable with Development Potential near Auburn

Tract 2: 10.29± Acres · Farmland & Development Potential near Chatham

Tract 3: 81.18± Acres · 93.5% Tillable Farmland near Pleasant Plains

Tract 4: 41.78± Acres · CRP & Recreational Woodland near Pleasant Plains

Seller: Farmer's State Bank as Trustee for the Roberts Family Trust of 1978

Representing Attorney: Ron Hoskins · Lowry & Hoskin LLP · 217-285-4822

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 K of C the morning of the auction. If bidding online, register online to bid anytime between now and 7:00AM Thursday, November 20.

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

IL Lic. 440.000506



217.245.1618



www.Worrell-LandServices.com

TRACT 1

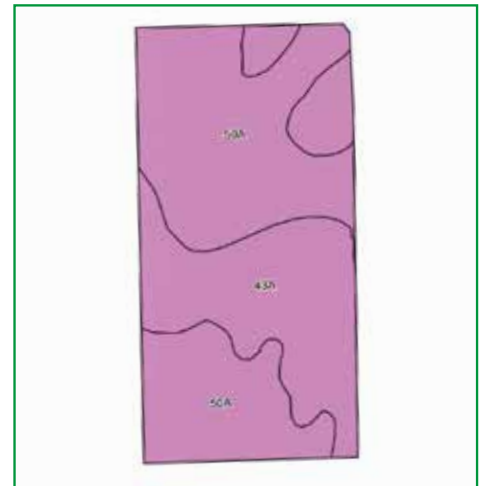
79.75± Acres • 97% Class A Tillable with Development Potential Near Auburn

An intriguing mix of Class A farmland and future development potential! Keep it as income-producing farmland and enjoy its Class A Productivity Index of 139.6, level topography and great access. USDA NHEL acreage is 77.47± acres or 97% of the tract. Soils are exclusively Virden and Ipava. The farm is located in a strong area of Sangamon County, IL agriculture. Open tenancy for 2026.

If considering this tract for its development potential, capitalize on its placement at the Southwest corner of the heavily trafficked Route 4 and Route 104 junction in Auburn. Auburn is a 4500± resident bedroom community of Illinois' capital city, Springfield, that captures road traffic from all directions.

Parcel Number: 34-09.0-400-003

2024 Real Estate Taxes: \$3,016.72



Code	Soil Description	Acres	% of Field	ICPI*
50A	Virden silty clay loam, 0-2% slopes	46.66	60.2%	138
43A	Ipava silt loam, 0-2% slopes	30.81	39.8%	142
*Illinois Crop Productivity Index				Weighted Productivity Index Average 139.6

TRACT 2

10.29± Acres • Farmland & Development Potential Near Chatham

This enticing smaller tract of land is a quick hop off Interstate 55 a few minutes from the heart of Chatham. These 10.29± acres are situated between Lake Knolls Subdivision and Lakeside Estate Subdivision in Ball-Chatham CUSD 5. Take Exit 88 (Chatham Road/Lake Shore Drive Exit) from I-55 and find the tract located along Palm Road. Lake Springfield and Chatham Road are each less than a half-mile away. The tract is Zoned R-1. Utilities are nearby. Currently, 6.21± acres are farmed (129.1 PI). Clarksdale and Ipava soils predominate. Level topography. There are approximately 3.5± wooded acres just West of the tillable land. Open tenancy for 2026. Don't miss your chance at this versatile property!

Parcel Numbers: 29-09.0-227-010 & 29-09.0-227-011

2024 Real Estate Taxes: \$521.26



TRACT 3

81.18± Acres · 93.5% Tillable Farmland near Pleasant Plains

Solid production history and geographic proximity to Pleasant Plains make this 81.18± tract an appealing acquisition in Northwest Sangamon County! Access is a breeze as the farm is loaded with road frontage from Salisbury Road/Co Hwy 21, Richland Road and Dunkel Road. Approximately 75.96± acres are in production with a Class A Productivity Index Rating of 135.4. Primary soil types are Osco and Ipava. Level to slightly rolling topography. Pleasant Plains School District. Buyer will assume the 2026 flex lease (available upon request); farm is open for 2027 and beyond.

Parcel Numbers: 04-27.0-400-012, 04-27.0-300-006, 04-27.0-300-007, 04-34.0-200-024, 04-27.0-300-013, 04-34.0-200-029

2024 Real Estate Taxes: \$3,654.54



Code	Soil Description	Acres	% of Field	ICPI*
86B	Osco silt loam, 2-5% slopes	29.84	39.2%	138
43A	Ipava silt loam, 0-2% slopes	26.41	34.8%	142
567C2	Elkhart silt loam, 5-10% slopes	10.63	14.0%	116
86C2	Osco silt loam, 5-10% slopes	6.05	8.0%	131
705A	Buckhart silt loam, 0-2% slopes	1.08	1.4%	142
259D2	Assumption silt loam, 10-18% slopes	0.95	1.3%	104
68A	Sable silty clay loam, 0-2% slopes	0.79	1.0%	143
567D2	Elkhart silt loam, 10-18% slopes	0.21	0.3%	109

*Illinois Crop Productivity Index

Weighted Productivity Index Average 135.4

TRACT 4

41.78± Acres · CRP & Recreational Woodland near Pleasant Plains

A rare combination tract that offers both seclusion and convenience. Located just 3± miles Northeast of Pleasant Plains along Horse Barn Road, this land is close to town, but feels peacefully tucked away. Head up the drive to rolling CRP and woodland, a nice rural hideaway full of recreational appeal. Open hunting rights. There are 21.40± acres in CRP that pay \$4,366 annually through 2033. Approximately 20.38± acres are wooded. Slightly rolling to rolling topography. This tract is a great blend of attributes in an area that doesn't often see these types of opportunities shake loose.

Parcel Number: 04-35.0-100-006

2024 Real Estate Taxes: \$333.52





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213.0± Acres as 4 Tracts

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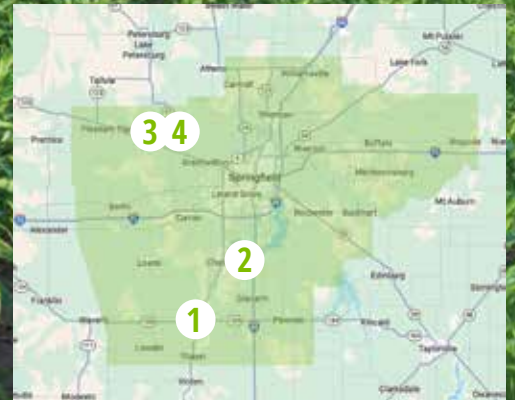
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represented by

Sales Terms Summary: Upon conclusion of auction, Seller 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 31, 2025. Possession will be given at closing unless otherwise stated. Seller will convey by Trustee Deed, and will furnish title insurance in amount of the purchase price. Buyer will be given a credit at closing for the 2025 real estate taxes payable in 2026. 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 Roberts Family Trust of 1978 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 taxable acreage. 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.