

SANGAMON & MORGAN COUNTIES, IL



# FARMLAND AUCTION



**In-Person & Online Bidding  
Wednesday, Nov. 19 at 10:00AM**

In-person bidding to be held at Twisted Tree Music & Event Hall in Jacksonville

**A show-stopping farm along the Sangamon/Morgan County line!**

- 83.04± acres
- 97% tillable
- 142.3 Class A PI
- Strong yields

**Seller:** Gladys E. Sauers Estate

**Representing Attorney:** Bernard G. Segatto III · Barber, Segatto, Hoffee, Wilke & Cate LLP



Additional details, maps, and photos are available at [Worrell-LandServices.com](http://Worrell-LandServices.com)



Luke Worrell



Darrell Moore

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

217.473.7039

**Auctioneer**  
**Darrell Moore**  
IL Lic. 440.000506



# 83.04± Acres 97% Class A Tillable Farmland

A show-stopper along the Sangamon Morgan County line, just 4± miles Southwest of New Berlin, this 83.04± acre Class A farm is some of the most fertile farm ground around. The farm has been well cared-for as evidenced by its robust production history, with 2025 yields at 245 bu/ac corn, and recent bean yields at 75 bu/ac beans. Ninety-seven percent of the farm (80.24±) acres are in production and boast an incredibly strong Productivity Index Rating of 142.3. The farm is comprised of nearly all Ipava and Sable soils. Open tenancy for the 2026 crop season and beyond. Located just West of where Mansion Road and Island Grove Roads meet, this tract is in a very strong agricultural neighborhood. Class A Sangamon County farms on the West side of the county rarely hit the open market. Bid strong and bid often on this great tract!

**Property Location & Directions:** Western Sangamon/Eastern Morgan Counties approximately 4± miles Southwest of New Berlin. Head South on Waverly Road out of New Berlin, then West on Mansion Road. Farm is located along Mansion Road to the South. Township 14N – Range 8W – Section 3.

**Access:** From Mansion Road along the North

**Acreage:** 83.04± taxable acres, 80.24± approximate tillable acres

**Productivity Index Rating:** Class A 142.3

**Primary Soil Types:** Ipava and Sable

**Topography:** Level

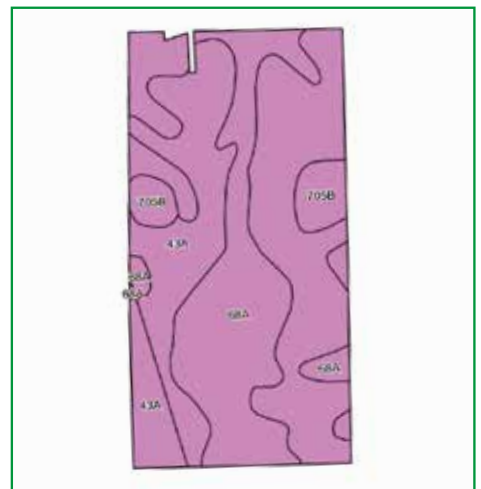
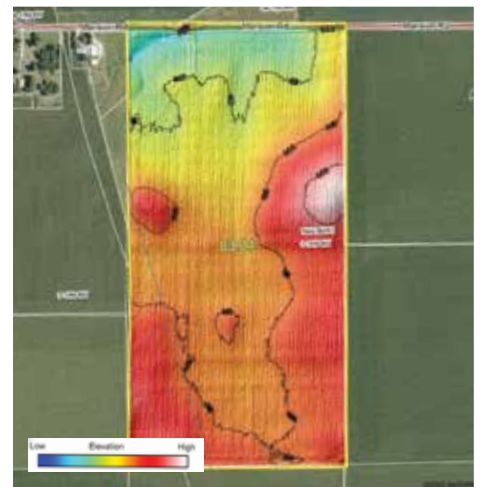
**Tenancy:** Open for 2026 and beyond.

**Parcel Numbers:** 26-03.0-200-005 (Sangamon parcel), 15-03-200-001 (Morgan parcel)

**2024 Real Estate Taxes (Payable 2025):** \$4,387.10

**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 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 Wednesday, November 19, 2025.



Code	Soil Description	Acres	% of Field	ICPI*
43A	Ipava silt loam, 0-2% slopes	44.96	56.10%	142
68A	Sable silty clay loam, 0-2% slopes	30.76	38.30%	143
705B	Buckhart silt loam, 2-5% slopes	4.52	5.60%	141
*Illinois Crop Productivity Index				<b>Weighted Productivity Index Average 142.3</b>





**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 23, 2025. Possession will be given at closing unless otherwise stated. Seller 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 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 Gladys E. Sauers Estate 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.

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

MORGAN & SANGAMON COUNTIES, IL



# FARMLAND AUCTION

Wednesday, November 19 at 10AM

- 83.04± Acres
- 97% Class A Tillable Farmland

SANGAMON & MORGAN COUNTIES, IL



# FARMLAND AUCTION

Wednesday, November 19 at 10AM

- 83.04± Acres
- 97% Class A Tillable Farmland

