

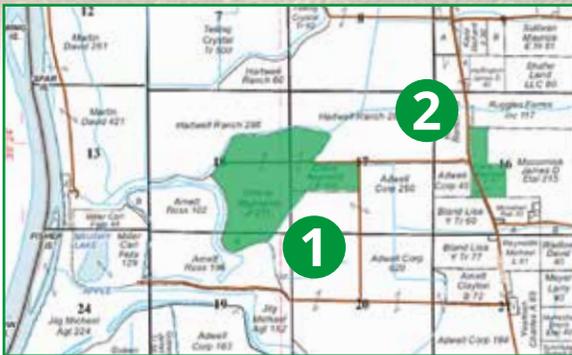
GREENE COUNTY, IL



LAND FOR SALE

Sealed Bids Due Monday, March 23 by 12:00PM Noon

Private Live Auction for Top Four Bidders Thursday, March 26 at 10:00AM



Two unique tracts within a stone's throw of one another in the Greene County bottoms that present distinct opportunities!

Tract 1 – 336.5± Taxable Acres

- 287.8± Tillable Acres
- 124.3 PI
- 215/68 Yield Averages

Tract 2 – 57.38± Taxable Acres

- 31.49± Wooded Acres
- 22.77± Tillable Acres
- 136.3 PI



Tenancy: Cash rented for the 2026 crop season. Buyer will receive the 2026 rent. Farm is open for 2027 and beyond. If current est, Buyer will owe Operator lime application proration for 2027 and 2028. Cash rent and lime application details available upon request.

Sealed Bid Process: Sealed bids are due by 12:00 Noon CST on Monday, March 23. Bidders have the option to bid on either or both tracts. Bids must be submitted on the official bid sheet. The top three bidders per tract will be contacted by 5:00pm CST Tuesday, March 24. The three highest bidders for each tract will have the opportunity to raise their bids at a private live auction on Thursday, March 26 at 10:00AM (absentee bidding available upon request, location TBD). The highest sealed bid per tract will be the opening bid for the live portion of the auction. The seller retains the right to reject any and all bids.

Seller: The Cherry Family Limited Partnership #2

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



Questions?

Luke Worrell, AFM, ALC
Managing Broker

217.473.7039





TRACT 1

336.5± TAXABLE ACRES
85.6% TILLABLE • 124.3 PI

Here's your chance to own a sizeable chunk of highly-productive Greene County river bottom acreage. This 336.5± acre farm is predominantly tillable with 287.8± acres farmed according to FSA figures. The Northern 85± acres and the East 65± acres of the "Big Field" were pattern tiled with 4 inch laterals in 2011. A well-known producer, this farm churns out 215/68 averages. The level of diligence the current operator has taken to care for this farm is evident. The cash rent lease runs through the 2026 growing season and will convey to the buyer. Don't sleep on the non-tillable acreage on this tract as the 35.0± acres of wooded field edge give plenty of chances for chasing that big buck.

Property Location: Property is located just West of the Hillview-Eldred Blacktop along 1950N approximately 3± miles Southwest of Hillview in Greene County, IL S17/18/19-T11N-R13W

Acreage: 336.5± total taxable acres, 287.8± USDA NHEL tillable acres, 35.0± wooded acres

Access: From County Road 1950N off of the Hillview-Eldred Blacktop

Productivity Index Rating: 124.3

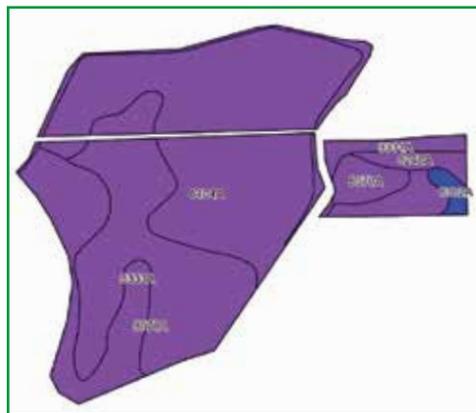
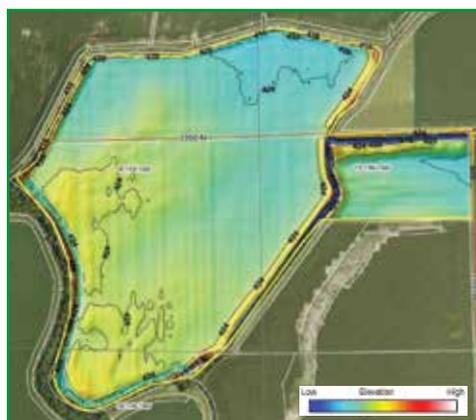
Primary Soil Types: Titus and Beaucoup

Topography: Level

Parcel Numbers: 07-19-200-001, 07-18-400-001, 07-17-300-001

2024 Real Estate Taxes (Payable in 2025): \$5,294.78

2024 Drainage Taxes: \$8,713.42



Code	Soil Description	Acres	% of Field	ICPI*
8404A	Titus silty clay loam, 0-2% slopes	137.12	47.6%	118
8070A	Beaucoup silty clay loam, cool mesic, 0-2% slopes	87.41	30.4%	132
8333A	Wakeland silt loam, 0-2% slopes	38.56	13.4%	128
3331A	Haymond silt loam, 0-2% slopes	15.23	5.3%	132
8248A	McFain silty clay, 0-2% slopes	6.09	2.1%	118
8302A	Ambraw clay loam, 0-2% slopes	3.39	1.2%	115

*Illinois Crop Productivity Index

Weighted Productivity Index Average 124.3



TRACT 2

**57.38± TAXABLE ACRES • 40% TILLABLE
+ HUNTABLE WOODLAND • 124.3 PI**

This 57.38± acre mixed-use tract is a great blend of income and recreation. Tract 2 is 40% income-producing farmland with 22.77± FSA tillable acres. The farmland has a strong Productivity Index Rating of 136.3. The same level of immaculate care as Tract 1 has been taken on this property by the same operator. Similarly, the cash rent lease runs through the 2026 growing season and will convey to the buyer. The wooded bluffs allow for recreational enjoyment. Whether hiking through the beautiful scenery or scoping that trophy buck, there is a lot to offer. Tract 2 is an ideal size for first-time land buyers, or anyone looking to add a unique parcel to their acreage portfolio.

Property Location: Property is located right along the Hillview-Eldred Blacktop approximately 2.5 miles South of Hillview in Greene County S16-T11N-R13W

Acreage: 57.38± total taxable acres, 22.77± tillable acres, 31.49± wooded acres

Access: From Hillview Eldred Blacktop

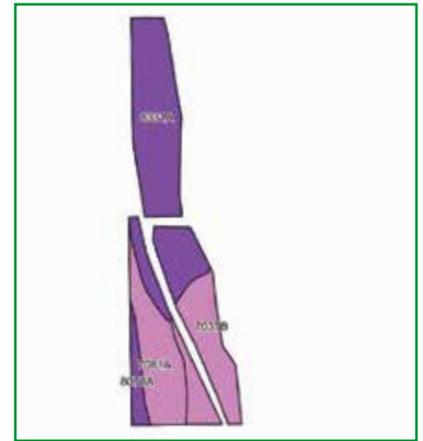
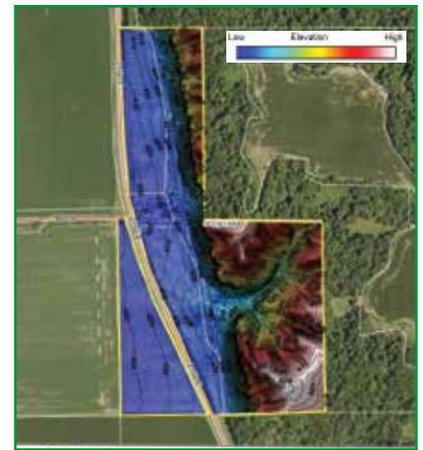
Productivity Index Rating (Tillable Acreage): 136.3

Primary Soil Types (Tillable Acreage): Haymond, Worthen, Littleton

Topography: Level to steep

Parcel Number: 07-16-300-002

2024 Real Estate Taxes (Payable 2025): \$665.78



Code	Soil Description	Acres	% of Field	ICPI*
8331A	Haymond silt loam, 0-2% slopes	11.30	49.6%	132
7037B	Worthen silt loam, 2-5% slopes	5.34	23.5%	141
7081A	Littleton silt loam, 0-2% slopes	5.03	22.1%	142
8070A	Beaucoup silty clay loam, cool mesic, 0-2% slopes	1.10	4.8%	132
Weighted Productivity Index Average				136.3

*Illinois Crop Productivity Index



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393.88± Acres • 2 Tracts

Sealed Bids Due March 23

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Information contained in this brochure was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability 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.