

PUBLIC FARMLAND AUCTION

165.99 Surveyed Acres
Section 22, Suez Twp.

Selling in Two Tracts
Mercer County, Illinois

FRIDAY, NOVEMBER 30, 2018

Starting at 10:00 A.M.

Sale Location: Alexis Community Center, Alexis, IL
See photos, maps – biddersandbuyers.com Keyword: Gregory

Farm Location: Two miles west of Alexis, IL on Rt. 135 then three miles North on US Rt. 67 to 30th Ave., then west on 30th Ave. approximately 1/2 mile OR South of Viola, IL on US Rt. 67 approximately 6 miles, then west on 30th Ave..

General Description: This farmland contains 165.99 surveyed acres, with 148.87 cropland acres. Current FSA records show a corn base of 86.02 and a PLC yield of 121. The soybean base is 28.68 with a PLC yield of 41. There are 32.6 acres in CRP.

General Legal Description: 165.99 surveyed acres, in the W 1/2 of the E 1/2 of Section 22, T13N R2W, (Suez Twp) Mercer County, Illinois. Full legal descriptions to be available sale day.

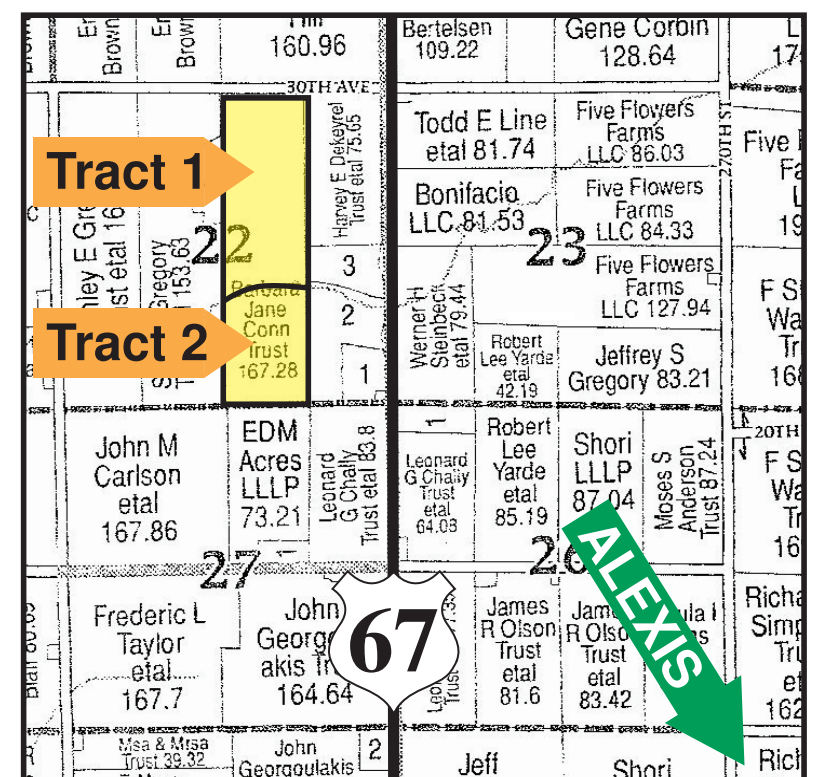
Tract - 1 Description

This tract has good farm frontage on 30th Ave. and lies level to rolling. This tract has 106.03 surveyed acres, and according to current FSA records there are 88.62 acres tillable, with 6.8 of those in CRP. The balance of the acres are in excellent hunting timber & a drainage ditch with North Henderson Creek as the south boundary.



Tract - 2 Description

This tract lies rolling to level with heavy bottom soils and contains 59.96 surveyed acres. Current FSA records show 57.25 acres tillable with 25.8 of those in CRP. This tract is accessible through an easement from Rt. 67. The northern boundary of Tract 2 is North Henderson Creek.



Sale Procedure: This farm is selling in two tracts by high bidders choice method of marketing. Whereas the successful bidder can take one or both tracts. If only one tract is selected, the remaining tract will be sold. Farm will be sold on a per acre basis multiplied by actual surveyed acres. **For a showing or more information,** contact the auctioneers.

Terms of Sale

1. 10% of the purchase price is due sale day, with the balance due at closing on or before December 28, 2018.
2. Title Insurance will be furnished by the seller.
3. Seller will pay 2018 real estate taxes payable in 2019. Buyer(s) will pay 2019 real estate taxes and all thereafter.
4. Upon purchase, buyer(s) will be required to assume Current CRP Contract which is in place.
5. Full possession will be given at closing.
6. The property is selling on an "AS-IS, WHERE-IS" basis with no representations or warranties expressed or implied.
7. Buyer(s) and seller will enter into a written contract sale day embodying these terms.
8. All FSA information is believed to be accurate, but is not guaranteed.
9. Sale day announcements take precedence over all others, printed or oral.
10. All statements and representations herein are believed to be correct; however, the auction company and the seller make no warranties, either expressed or implied, concerning advertised literature and statements.

Barbara J. Conn Trust, Sellers

Susan S. Campbell and Cynthia J. Swanson, Trustees

Ronald Stombaugh, Monmouth, IL - Attorney for Seller - 309-734-3150



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