

MORGAN COUNTY FARMLAND AUCTION

Tuesday, November 9 at 11:00am

Rahe Appraisal
& Auctioneer



129.83± Acres • 1 Tract

AUCTION LOCATION: American Legion 903 W. Superior, Jacksonville, IL

- **Century plus owned farm with excellent care!**
- **Immediate possession upon conclusion of auction**
- **Over 97% tillable, 140 PI, mostly Ipava and Sable**
- **223.61 bu/A 3-year average corn; 70.4 bu/A beans**

INSPECTIONS: Available at your convenience and by appointment with auctioneer, Kenny Rahe

SELLERS: Gregory Langdon, Patricia Langdon & Philip Langdon

Contact us for more information!
www.raheauctions.com | 217.473.4095

MORGAN COUNTY FARMLAND AUCTION

TUESDAY, NOVEMBER 9 - 11:00 AM

Auction Location: American Legion 903 W. Superior, Jacksonville, IL 62650

Property Location: 129.83 acres (Sec. 4 T13N-R10W). Two miles southeast of Woodson on south side of Midway Road.

Auction Terms

All announcements made on auction day take precedence over any prior electronic, oral or written advertising. All information provided here and in printed advertising pieces is believed to be accurate; however, no liability for inaccuracies or omissions is assumed. All lines drawn on map and photographs are approximate and for demonstration purposes. There are no expressed or implied warranties pertaining to the property. This parcel is being sold "as is," and is subject to all easements written or unknown.

The Langdon Farm will be sold by the acre on the amount of 129.83 acres with the auctioneer reserving the right to set bid increments. Buyer(s) should identify all information to their satisfaction. Bidding is not contingent upon financing, inspection or appraisal.

Immediately upon conclusion of auction, Sellers and Buyer(s) shall execute a purchase agreement with Buyer(s) to pay Ten Percent (10%) of purchase price as a non-refundable down payment. Balance due at closing on or before December 7, 2021.

Real estate taxes: 2021 taxes payable in 2022 to be paid by Sellers by giving Buyer(s) a credit against the purchase price based on best available information, Buyer(s) to assume 2022 and subsequent taxes.

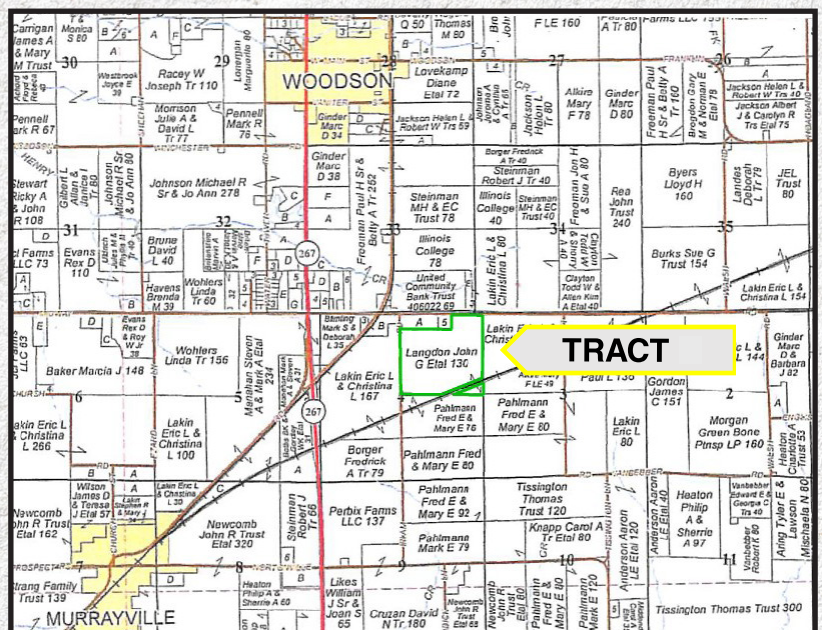
Sellers: Pat Langdon, Greg Langdon, and Philip Langdon

Attorney: Bradley W. Wilson – Rammelkamp Bradney, P.C., 232 West State St., Jacksonville, IL

Auctioneer: Kenneth Rahe, IL Lic # 440000258

- 129.83± TOTAL ACRES
- SOLD AS 1 TRACT

Information contained in this brochure was obtained from private and public sources, with best efforts to express as accurately as possible, and is subject to individual verification. No liability for inaccuracies, errors or omissions is assumed by the owners or their agents.



LANGDON FARM LAND AUCTION

Property Information:

A century plus owned farm with the same tenant for 69 years. This acreage has received excellent care with all necessary nutrients applied. Three year average corn yield of 223.61 bu/a and 70.4 bu/a soybeans. Property includes a private railroad crossing to access southwest corner of tract.

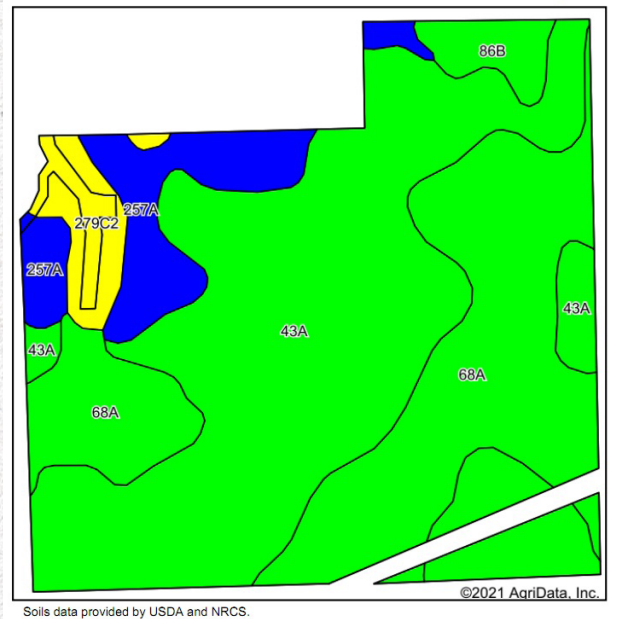
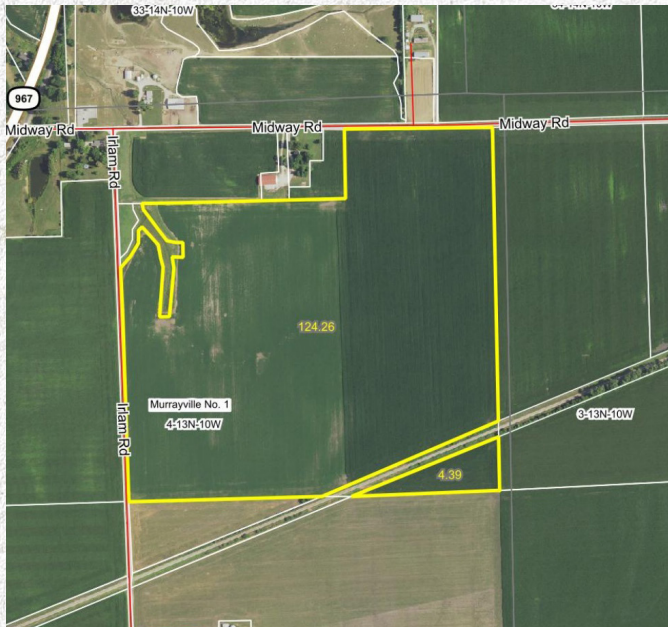
Brief Legal Description:

Part of the Northeast Quarter of Section Four, Township 13N, Range 10W, Morgan County, Illinois.

Parcel: 14-04-200-002

Acreage: 129.83

Estimated Real Estate Taxes: \$5,771.28



Area Symbol: IL 137, Soil Area Version: 11

Code	Soil Description	Acres	% of Field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop Productivity Index for Optimum Management
43A	Ipava silt loam, 0 to 2 percent slopes	69.20	53.0%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	40.22	30.8%		192	53	143
257A	Clarksdale silt loam, 0 to 2 percent slopes	12.22	9.4%		174	56	128
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	5.43	4.2%		**153	**47	**112
**86B	Osco silt loam, 2 to 5 percent slopes	3.51	2.7%		**189	**59	**140
Weighted Average					188.1	61	139.7

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

FARMLAND AUCTION

Rahe Appraisal & Auctioneer

1641 Harts Gravel Rd.

Bluffs, IL 62621

217.473.4095



NOVEMBER

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

**129.83±
Acres
1 Tract**

raheauctions.com



MORGAN COUNTY LAND AUCTION

- Century plus owned farm with same tenant for 69 years!
- 129.83± acres offered in 1 tract
- 97% tillable, 140 PI

Rahe Appraisal & Auctioneer
Kenny Rahe

Contact us for more information today!
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