

MORGAN COUNTY ESTATE AUCTION

TWO DAYS | THREE TRACTS | RESIDENTIAL | FARMLAND

SATURDAY, DECEMBER 3

10:00 AM | 209 W. MAIN ST., CONCORD, IL

Open House: Wednesday, November 9 from 4:00 - 6:00 pm; Sunday, November 13 from 1:00 - 3:00 pm

TRACT ONE

- Wooden frame single-family home, all brick, metal roof with one-car attached garage.
- Kitchen, dining, three bedrooms, two bath, utility central heat and air, over a full basement with outside entrance.
- City water, gas and private septic system.
- 128' x 190' large lot with grass yard, garden spot, and small orchard area containing: three Dunstant Chestnut trees, two pecan trees, two apple trees, one cherry tree, three peach trees, strawberries, and thornless black raspberries.

ADDITIONAL AUCTION ITEMS

- 1994 John Deere 7600 tractor, 2-wheel drive, 4600 hours, cab, power quad
- 1991 CIH 5230 tractor, 2-wheel drive, open station, 4400 hours, with Westendorf hydraulic loader
- Bush Hog 160 10' rear blade, three hydraulic cylinders, Like new!
- John Deere 400 15' rotary hoe
- Two DMI gravity wagons, 11L x 15 tires
- DMI gravity wagon, 13.5 x 16.1 tires
- Heider 75-bushel auger wagon with lid
- Three-pt 12" post hole digger
- 500-gallon skid diesel tank, hand pump
- Husqvarna lawn tractor
- Household contents
- Appliances - and so much more!



See more photos online at RaheAuctions.com.

TUESDAY, DECEMBER 6

10:00 AM | CONCORD VILLAGE HALL | 406 STATE ST., CONCORD, IL

Tract 3 Open House: Sunday, November 13 from 1:00 - 3:00 pm

TRACT TWO

- Two miles north of Walnut St. in Jacksonville, on the east side of Sandusky Rd., on the west side of Jacksonville Airport.
- 62.11± acres
- 95.8% tillable, 141.3 PI
- Combination row-crop tillable, grazing-grass and woodland
- Parcel No. 09-05-100-006 | 30.87± Acres | Taxes \$1,139.50
- Parcel No. 09-05-300-012 | 1.00± Acres | Taxes \$37.98
- Parcel No. 09-05-300-015 | 25.98± Acres | Taxes \$1,210.86
- Parcel No. 09-05-300-017 | 4.26± Acres | Taxes \$202.76



TRACT THREE

- Two miles east of Concord.
- 114.00± acres
- 38.3% tillable, 113 PI
- Rectangularly shaped combination row-crop tillable, grazing-grass-woodland, and building site
- Parcel No. 03-27-100-001 | 114.0± Acres | Taxes \$3,916.22

DESCRIPTION

- **Property** – Metal carport, cut across by Lick Creek, that doesn't flood, a combination of rolling-grazing grass, hillside and creek bottom tillable, and steep draws of dense woodland, lots of walnut and oak trees, along with two smaller ponds.
- **House** – Wooden frame ranch style house, lapboard siding, metal roof, wooden double hung windows, aluminum soffit and gutters, and poured concrete foundation. Three bedrooms, 1 bathroom, kitchen-dining, living, family room, and addition on east side over a full dry basement. Central air and heat in 2014, new hot water in 2021, not finished, 28' x 42'. The house is served with rural water, LP gas, and septic systems.
- **Machine Shed** – FS brand, wooden frame, painted steel siding and roof over a dirt floor, 54' x 64'
- **Shed** – Older wooden frame shed with small shop area, storage and open lean-to on the east side, 32' x 44'
- **Grain Bin** – Perforated floor, aeration fan, and unloading tube. Rated capacity of 7,600 bushels.



See more photos online at RaheAuctions.com.



SELLER: *Larry A. Maxwell Estate* | INDEPENDENT ADMINISTRATOR: *Eddie Carpenter*

(217) 473.4095 | RaheAuctions.com | raheapau@irtc.net

MORGAN COUNTY ESTATE AUCTION

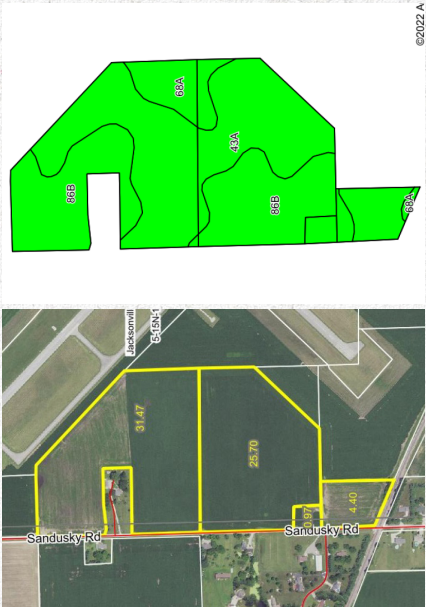
TWO DAYS | THREE TRACTS | RESIDENTIAL | FARMLAND



TRACT TWO



TRACT THREE



RaheAuctions.com

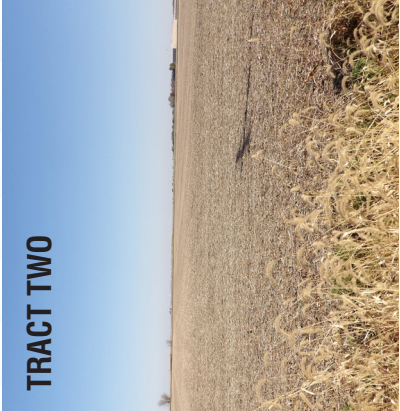
1641 Harts Gravel Rd.
Bluffs, IL 62621
(217) 473.4095

MORGAN COUNTY ESTATE AUCTION

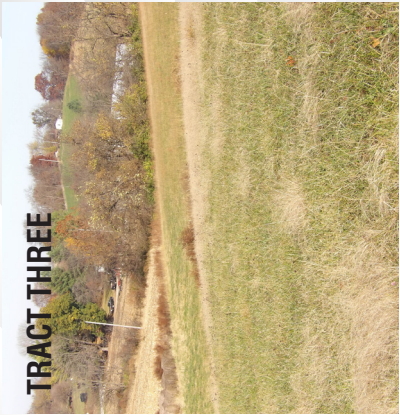
TWO DAYS | THREE TRACTS | RESIDENTIAL | FARMLAND | EQUIPMENT



TRACT ONE



TRACT THREE



HOUSE | EQUIPMENT

Sat., Dec. 3 at 10:00 AM

FARMLAND | HOUSE | WOODLAND | GRAZING

Tues., Dec. 6 at 10:00 AM

Can't miss Morgan County Estate auction with something for everyone! Two days, three tracts - tillable row crop, grazing pasture, woodland, farm equipment, household items, AND two homes minutes from Triopia School.



Seller: Estate of Larry A. Maxwell

Area Symbol: IL 137, Soil Area Version: 12						
Code	Soil Description	Acres	% of Field	Com Bu/A	Soybeans Bu/A	Crop Pl
43A	hava silt loam, 0-2% slopes	32.48	51.9%	191	62	142
*86B	Osco silt loam, 2-5% slopes	24.82	39.7%	*189	*59	*140
68A	Sable silty clay loam, 0-2% slopes	5.24	8.4%	192	63	143
Weighted Average				190.3	60.9	141.3

*Indexes adjusted for slope and erosion according to Bulletin 811 Table 53

Area Symbol: IL 137, Soil Area Version: 12						
Code	Soil Description	Acres	% of Field	Com Bu/A	Soybeans Bu/A	Crop Pl
*8E2	Hickory silt loam, 18-25% slopes	50.94	44.7%	*91	*31	*69
3451cA	Lavson silt loam, cool mesic, 0-2% slopes, frequently flooded	23.49	20.6%	190	61	140
*279B	Rozetta silt loam, 2-5% slopes	22.90	20.1%	*162	*50	*119
*280gD2	Fayette silt loam, glaciated, 10-18% slopes, eroded	10.67	9.4%	*149	*47	*109
3333A	Wakeland silt loam 0-2% slopes, frequently flooded	5.57	4.9%	174	56	128
*8cF	Hickory silt loam, cool mesic, 18-35% slopes	0.43	0.4%	*86	*29	*65
Weighted Average				135.1	43.7	100.3

AUCTION TERMS:

All announcements made on auction day take precedence over any prior electronic, oral or written advertising. All information provided here and in digital and 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. All items and real estate are being sold “as is,” and are subject to all easements written or unknown.

The Maxwell Estate Tract 1 will be sold by lump sum, Tracts 2 and 3 will be sold by the acre 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 the auction, Seller 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 January 3, 2023.

Tract 1 Buyer(s) to assume possession upon closing. Tract 2 Buyer(s) to assume possession subject to tenant rights ending February 28, 2023. Tract 3 Buyer(s) to assume possession subject to tenant rights ending February 28, 2023, excluding the grain bin. Buyer(s) to assume possession of grain bin on July 1, 2023.

Real estate taxes pro-rated: 2022 taxes payable in 2023 to be paid by Seller by giving Buyer(s) a credit against the purchase price based on best available information, Buyer(s) to assume 2023 and subsequent taxes. Seller will provide title insurance in amount of purchase price.