

# MORGAN COUNTY FARMLAND AUCTION

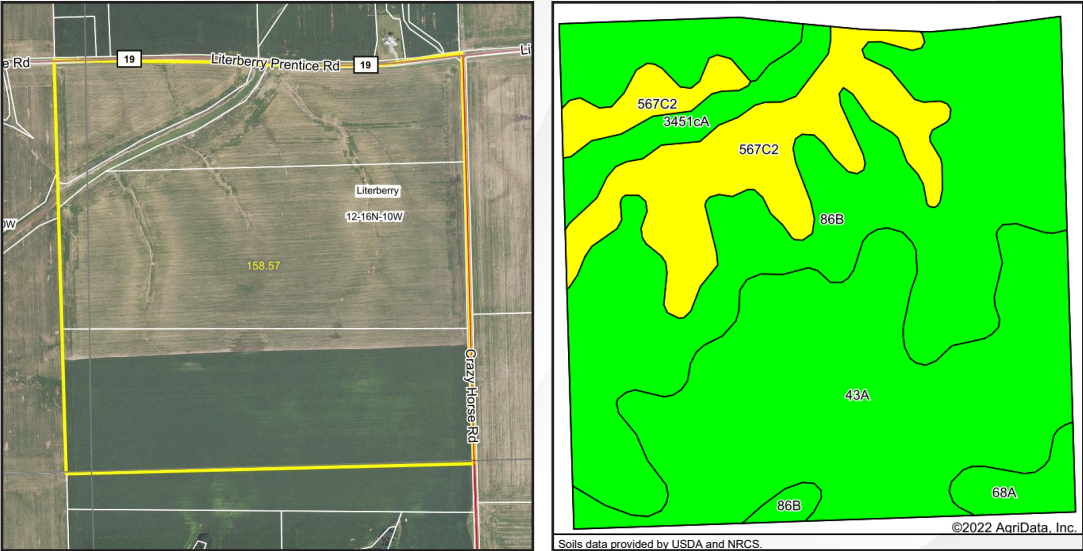
## TWO TRACTS | 238.5 ± ACRES | NEARLY ALL TILLABLE

TUESDAY, JANUARY 24 10:00 AM | AMERICAN LEGION | 903 W. SUPERIOR, JACKSONVILLE, IL

### TRACT ONE

158.5± ACRES | 152.5± TILLABLE ACRES | 136.6 PI

- A square 158.5± acres, one mile east of Literberry on the southwest corner of intersection of Literberry-Prentice Road and Crazy Horse Road, nine miles north of Jacksonville, ten miles south of Virginia. A flat to sloping field highly productive parcel, well maintained with pattern tile approximately 10 years ago.
- Parcel Number: 04-12-30-001
- Taxes: \$6,461.68
- Brief Legal Description: The Southwest Quarter of Section Twelve (12), Township Sixteen (16) North, Range Ten (10) West, Morgan County, Illinois.



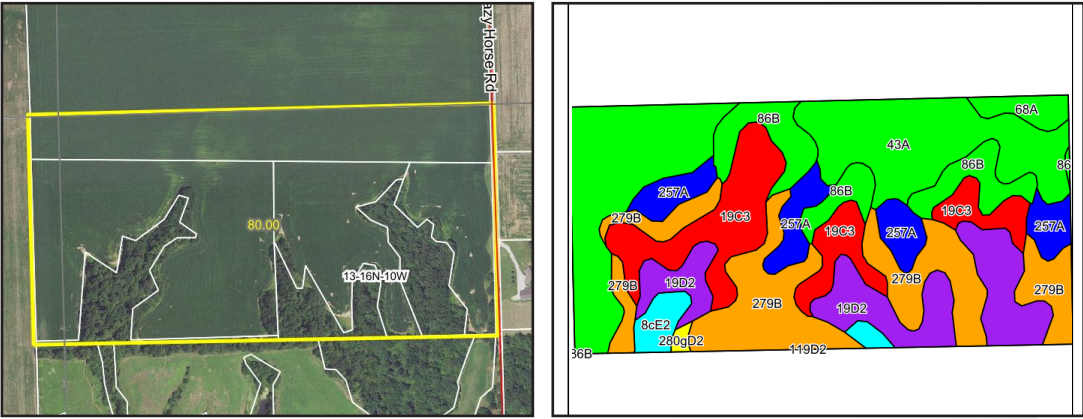
| Area Symbol: IL 137, Soil Area Version: 13 |                                                               |       |            |           |               |         |
|--------------------------------------------|---------------------------------------------------------------|-------|------------|-----------|---------------|---------|
| Code                                       | Soil Description                                              | Acres | % of Field | Corn Bu/A | Soybeans Bu/A | Crop PI |
| *86B                                       | Osco silt loam, 2-5% slopes                                   | 64.90 | 40.9       | **189     | **59          | **140   |
| 43A                                        | Ipava silt loam, 0-2% slopes                                  | 56.22 | 35.5%      | 191       | 62            | 142     |
| **567C2                                    | Elkhart silt loam, 5-10% slopes, eroded                       | 26.75 | 16.9%      | **159     | **50          | **116   |
| 3451cA                                     | Lawson silt loam, cool mesic, 0-2% slopes, frequently flooded | 6.66  | 4.2%       | 190       | 61            | 140     |
| 68A                                        | Sable silty clay loam, 0-2% slopes                            | 3.97  | 2.5%       | 192       | 63            | 143     |
| Weighted Average                           |                                                               |       |            | 184.8     | 58.7          | 136.7   |

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

### TRACT TWO

80.0± ACRES | 64.0± TILLABLE ACRES | 126.9 PI

- A rectangularly shaped tillable flat to sloping tillable parcel with limited woodland in draws extending south to north, having received the same care as Tract One.
- Parcel Number: 04-13-100-001
- Taxes: \$2,262.42
- Brief Legal Description: The North Half of the Northwest Quarter of Section Thirteen (13), Township Sixteen (16) North, Range Ten (10) West, Morgan County, Illinois.



| Area Symbol: IL 137, Soil Area Version: 13 |                                                       |       |            |           |               |         |
|--------------------------------------------|-------------------------------------------------------|-------|------------|-----------|---------------|---------|
| Code                                       | Soil Description                                      | Acres | % of Field | Corn Bu/A | Soybeans Bu/A | Crop PI |
| 43A                                        | Ipava silt loam, 0-2% slopes                          | 23.72 | 29.6       | 191       | 62            | 142     |
| **279B                                     | Rozetta silt loam, 2-5% slopes                        | 16.74 | 20.9       | **162     | **50          | **119   |
| **19C3                                     | Sylvan silty clay loam, 5-10% slopes, severely eroded | 11.68 | 14.6       | **130     | **42          | **95    |
| **19D2                                     | Sylvan silt loam, 10-18% slopes, eroded               | 10.31 | 12.9       | **134     | **44          | **99    |
| **86B                                      | Osco silt loam, 2-5% slopes                           | 7.24  | 9.0        | **189     | **59          | **140   |
| 257A                                       | Clarksdale silt loam, 0-2% slopes                     | 6.47  | 8.1        | 174       | 56            | 128     |
| **8cE2                                     | Hickory silt loam, cool mesic, 18-25% slopes, eroded  | 2.02  | 2.5        | **91      | **31          | **69    |
| 68A                                        | Sable silty clay loam, 0-2% slopes                    | 1.54  | 1.9        | 192       | 63            | 143     |
| **280gD2                                   | Fayette silt loam, glaciated, 10-18% slopes, eroded   | 0.28  | 0.4        | **149     | **47          | **109   |
| Weighted Average                           |                                                       |       |            | 164.5     | 52.7          | 121.5   |

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

For more information or to schedule a time to view the property, contact auctioneer, Kenneth Rahe at 217.473.4095.



SELLERS: Elaine H. Fite, Mark D. Hanson and Kevin Michael Hanson

Attorney | DANIEL J. BEARD  
Bellatti, Fay, Bellatti & Beard, LLP  
816 W. State St., Jacksonville, IL

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# MORGAN COUNTY ESTATE AUCTION

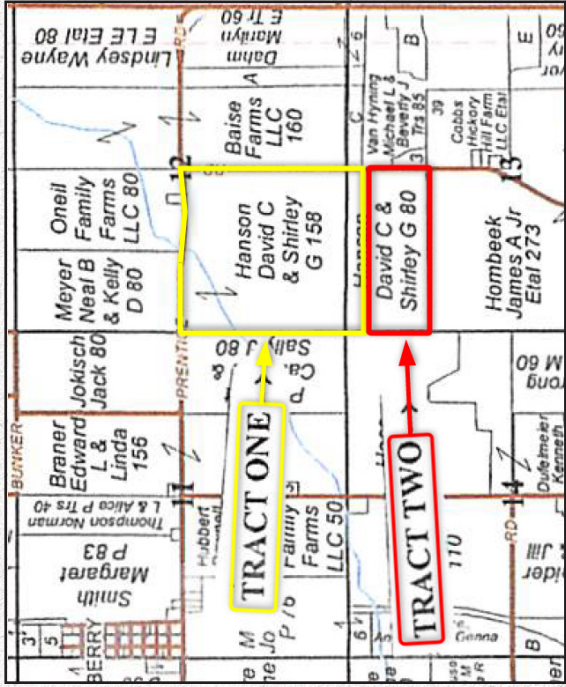
## TWO TRACTS | 238.5± ACRES | CENTENNIAL FARM



TUESDAY, JANUARY 24 | 10:00 AM | AMERICAN LEGION: 903 W. SUPERIOR, JACKSONVILLE, IL

This is truly a rare opportunity centennial farm available at auction in two tracts. High quality Morgan County farmland being sold in two tracts. These tracts have been in the same family for over 100 years and have had the same tenants for over 75 years.

Tracts have received excellent stewardship with pattern tile installed approximately ten years ago, along with updated fertilization, limestone and soil saving farming practices. Immediate possession with open tenancy for the 2023 season. For more information, photos and maps visit [www.RaheAuctions.com](http://www.RaheAuctions.com) or contact auctioneer, Kenneth Rahe at 217.473.4095.



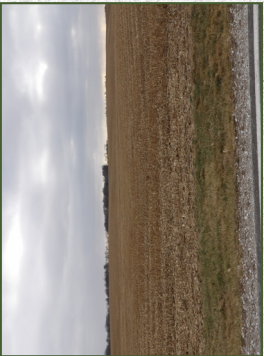
### AUCTION TERMS:

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 properties. Parcels are being sold “as is,” and are subject to all easements written or unknown.

All tracts will be sold separately 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.

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 February 24, 2023.

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





RaheAuctions.com

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

# MORGAN COUNTY FARMLAND AUCTION

## CENTENNIAL FARM | TWO TRACTS | 238.5 ± ACRES



TUESDAY, JANUARY 24 AT 10:00 AM  
JACKSONVILLE AMERICAN LEGION | 309 W. SUPERIOR, JACKSONVILLE, IL

Rare opportunity high quality Morgan County farmland! Tracts have been in the same family for over 100 years with the same tenants the past 75 years! These tracts have received excellent stewardship and have open tenancy for the 2023 season!

SELLERS: Elaine H. Fite, Mark D. Hanson and Kevin Michael Hanson  
ATTORNEY: Daniel J. Beard; Bellatti, Fay, Bellatti & Beard, LLP

