

MORGAN COUNTY FARMLAND AUCTION

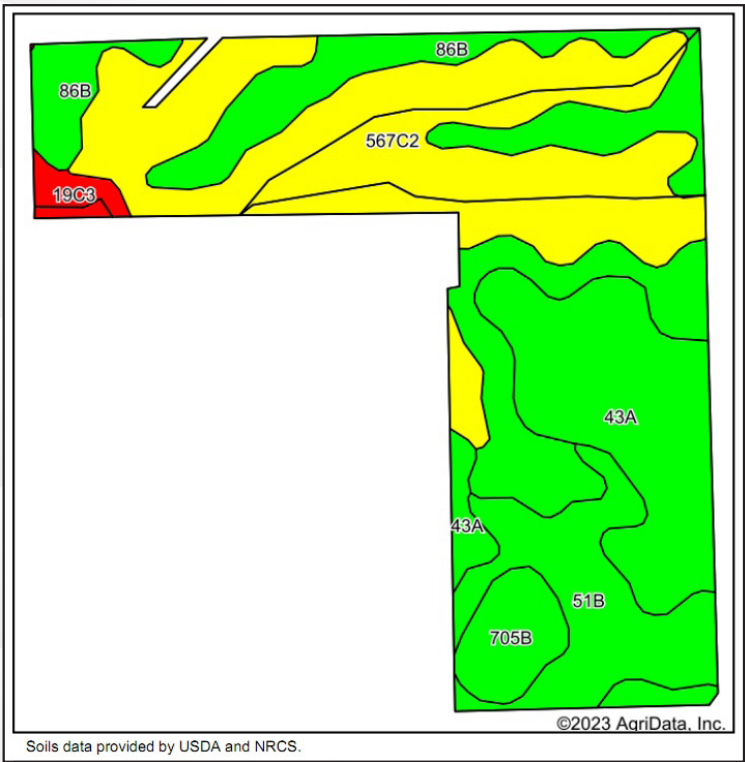
ONE TRACT | 88.45 ± ACRES

TUESDAY, APRIL 1810:00 AM | ST. LUKE’S PARISH HALL | 170 N. MAIN ST., VIRGINIA, IL

TRACT INFORMATION

88.45± ACRES | 83.89± FSA TILLABLE ACRES | 131.9 PI

- Nearly all tillable, 88.45± acre flat to rolling “L” shaped field one mile northeast of Literberry in north central Morgan County. Tract is bordered by Bunker Hill Road on south and east sides. The field has 11-year old pattern tile on the south half of the east portion and 6-year old tile in the northwestern portion.
- Buyer to receive cash rent for 2023 season (amount available upon request) with possession after 2023 harvest.
- Parcel Number: 04-02-400-001
- Taxes: \$3,366.50
- Brief Legal Description: Part of the Southeast Quarter of Section Two (2), Township Sixteen (16) North, Range Ten (10) West of the Third Principal Meridian, Morgan County, Illinois.



TRACT LOCATION

- Ten miles north of Jacksonville on Illinois Route 78 to Literberry Road, turn east 1.5 miles to Literberry Cemetery Road, then turn north 0.5 mile to Bunker Hill Road. Parcel sits on the north side of the road and is bordered by Conover Road on the west.

Area Symbol: IL 137, Soil Area Version: 13						
Code	Soil Description	Acres	% of Field	Corn Bu/A	Soybeans Bu/A	Crop PI
**567C2	Elkhart silt loam, 5-10% slopes, eroded	30.79	36.2%	**159	**50	**116
**86B	Osco silt loam, 2-5% slopes	21.38	25.1%	**189	**59	**140
43A	Ipava silt loam, 0-2% slopes	17.25	20.3%	191	62	142
**51B	Muscature silt loam, 2-5% slopes	10.54	12.4%	**198	**63	**146
**705B	Buckhart silt loam, 2-5% slopes	3.69	4.3%	**188	**60	**141
**19C3	Sylvan silty clay loam, 5-10% slopes, severely eroded	1.40	1.6%	**130	**42	**95
Weighted Average				184.8	56.6	131.8

*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.



SELLER: Florence Jane Webster 2003 Trust; Monica Boesdorfer, Trustee

Attorney | MICHAEL G. BARTON
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MORGAN COUNTY ESTATE AUCTION

ONE TRACT | 88.45± ACRES

TUESDAY, APRIL 18 | 10:00 AM | ST. LUKE'S PARISH, 170 N. MAIN ST., VIRGINIA, IL

High quality farmland in single tract opportunity in north central Morgan County available at auction. Tract has received excellent stewardship and is subject to a one-year cash rent lease which the Buyer will assume at closing. Buyer will receive one-half of the cash rent at closing and the balance on September 1, 2023.

For more information, photos and maps visit www.RaheAuctions.com or contact auctioneer, Kenneth Rahe at 217.473.4095.



FSA MAP - 83.89 TILLABLE ACRES

PLAT MAP - PART OF THE SE QUARTER OF SECTION 2, TOWNSHIP 16 N, RANGE 10 W

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

Tract will be sold by the acre based on tax acres of 88.45, with the auctioneer reserving the right to set bid increments. Buyer should identify all information to their satisfaction. Bidding is not contingent upon financing, inspection, or an appraisal.

The property is subject to a one-year cash rent lease which Buyer will assume at closing. Buyer will receive one-half of the cash rent at closing and the balance on September 1, 2023.

Immediately upon conclusion of auction, Seller and Buyer shall execute a purchase agreement with Buyer to pay Ten Percent (10%) of purchase price as a non-refundable down payment. Balance due at closing on or before May 18, 2023. Seller will provide title insurance on the amount of the purchase price. Seller will convey by Trustee's deed and give a credit for revenue stamps.

Real estate taxes pro-rated: 2022 taxes payable in 2023 to be paid by Seller by giving Buyer a credit against the purchase price based on best available information, Buyer to assume 2023 and subsequent taxes.



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

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SELLERS: Florence Jane Webster 2003 Trust, Monica Boesdorfer, Trustee
ATTORNEY: Michael G. Barton – Bellatti, Barton, Cochran & White, LLC

