

FARMLAND AUCTION

116.68 Acres - Rock Island County, Illinois

Saturday, October 30, 2010 -- 10:30 A.M.

Sale Held at Buffalo Prairie Masonic Lodge

LAND INFORMATION

General Location: 2 miles West of Edgington, IL on Rt.# 192 to 175th Street West, then South 1 mile (Watch for Auction signs).

Description:

TRACT # 1: 36.68 total acres of which 33.93 acres are tillable by the USDA-FSA Office. The land is level to gently rolling with 41.3% of the soil being Muscatune Silt Loam.

TRACT # 2: 40 total acres of which 37.67 acres are tillable by the USDA-FSA Office. This tract is level to gently rolling. The predominant soils are Hickory-Sylvan-Fayette and Muscatune and Fayette Silt Loams. **TRACT # 3:** 40 total acres of which 27.33 acres are tillable by the USDA-FSA Office. The balance of the acreage is standing timber, making for excellent hunting. The predominant soil is Greenbush & Fayette Silt Loams.



FSA Data: Farm # 265: 98.9 acres of cropland, corn base 62.2 acres with 122 bu. yld, soybean base 28.2 acres with 40 bu. yld., 5.9 acres of CRP - 4.1 acres of grass water ways paying \$191.62 per acre until 2017, 1.8 acres of filter strip paying \$95 per acre until 2011.

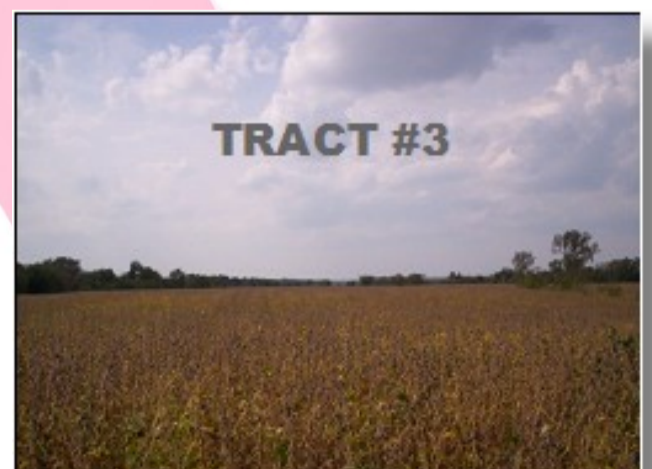
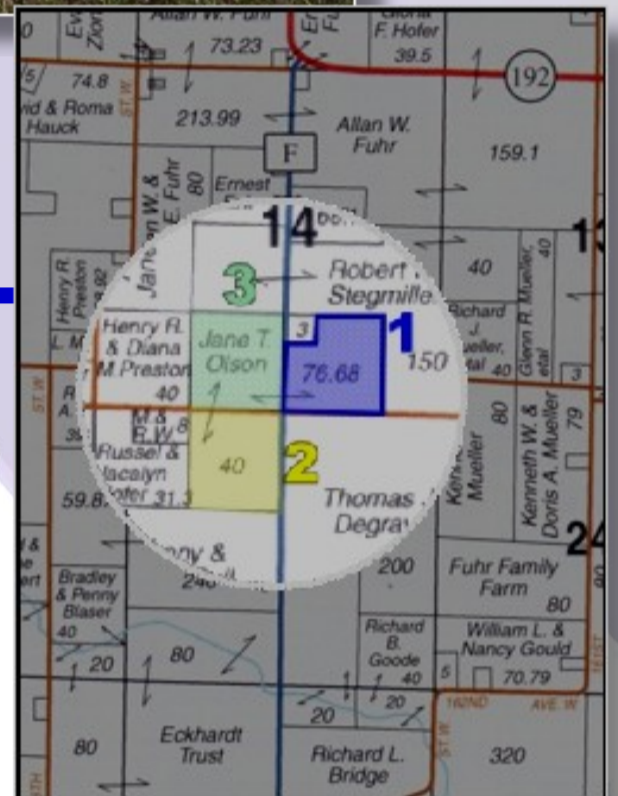
Plat Location:

TRACT # 1: That part in the SW ¼ of the SE ¼ of Section 14, **TRACT # 2:** The NE ¼ of the NW ¼ of Section 23, **TRACT # 3:** The SE ¼ of the SW ¼ of Section 14, all in Buffalo Prairie Township, Rock Island County, Illinois.

R.E Taxes: 2009 payable in 2010 \$1,024.40.

Auction Terms: Ten percent (10%) of the Purchase Price to be paid at the time of sale with the balance due on or before November 30, 2010. Full possession will be given at the closing. Subject to the removal of the 2010 crop. Title Insurance provided. The Sellers will pay the 2010 R.E. taxes payable in 2011, and the Buyer (s) shall pay all subsequent taxes. Buyer (s) are to assume all CRP Contracts on each Tract. All statements and representations herein are believed to be correct, however, the Sellers and the Auctioneer make no warranties, expressed or implied. An agreement covering conditions of Sale will be signed by the Buyer (s) and the Sellers, and the terms thereof are incorporated herein by reference. Any announcements made on the day of Sale will supersede those previously advertised. Please contact the Auctioneer for any further information.

Method of Auction: High bidders Choice. The first successful bidder will have their choice of any or all tracts. If first high bidder only takes 1 tract, the Auction will continue with the remaining tracts until all are sold.



SELLERS

Jane T. Olson - Mary L. Spohnholtz - Eileen T. Grosso (sisters)
(Formerly known as the Taylor Farm)

Sellers' Attorney: Ron Stombaugh, Monmouth, IL 309-734-3150

For maps & info go to www.relanderauctions.com

STEVE
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Broker-Auctioneer
ALEDO, ILLINOIS