

# Land Auction

## 161.53+/- Acres

3 Tracts in Mercer County, Illinois

Saturday, February 13, 2010

Sale time: 10:00 A.M.

Aledo VFW Building (downstairs)

106 SW 3rd Ave., Aledo, IL

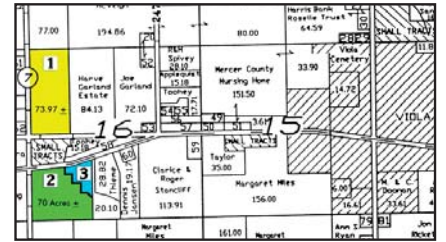


**Tract 1 ~ Prime Cropland w/House & Set of Buildings**

**Tract 2 ~ Prime Cropland All Tillable**

**Tract 3 ~ Building Site w/Cropland & Pasture w/ Highway Frontage**

161.53 ACRES (M/L) consisting of 3 tracts of farmland located in Section 16, Greene Township (T.14N R2W), Mercer County, Illinois, 2 miles west of Viola, Illinois, on Rt. 17 to farm. Tract #1 is located north off of Hwy 17 on 240th Street and 95th Avenue (*watch for auction signs*).



### TRACT 1 - 73.97 ACRES:

**Plat Location:** 73.97 Acres (M/L) located in the West 1/2 of the NW 1/4 of Section 16, Greene Township, Mercer County, IL. **Description:** Tract 1 lies mostly level and includes 72.39 FSA cropland acres. 1.58 acres is in the house and buildings lot. Primarily soil types are Muscatune (58.8 acres), Sable (5.5 acres), Osco (4.1 acres), Greenbush (3.2 acres), and Atterberry (2.7 acres), silt loams, all Class A Prime highly productive Illinois soils. The property is improved with an older 2-story frame farm house and a set of farm buildings.



### TRACT 2 - 70 ACRES (ML) subject to a land survey to be completed:

**Plat Location:** 70 Acres (ML) located in the SW 1/4 of Section 16, Greene Township, Mercer County, IL. **Description:** Tract 2 lies level to very gently rolling and includes 69.61 FSA cropland acres. Primary soil types are Muscatune (32.8 acres), Greenbush (11.8 acres), Rozetta (9.8 acres), Atterberry (7.3 acres), and Osco (4.7 acres), all Class A Prime highly productive Illinois soils. This tract lies at the corner of Hwy 17 and 240th Street, approximately 1/8 mile south of Tract #1 w/no improvements.



### TRACT 3 - 18 ACRES (ML) subject to a land survey to be completed:

**Plat Location:** 18 Acres (ML) located in the SW 1/4 of Section 16, Greene Township, Mercer County, IL. **Description:** Tract 3 lies level to very rolling and presently includes 9.2 FSA cropland acres. The balance of the land acreage is improved pasture land. Primary soils of the tillable land are Muscatune, Osco and Fayette silt loam soils. This tract has highway frontage, lies just east of Tract #2, and would make an excellent building site.



**FSA DATA TRACT #1:** Farm#1960, Corn Base 34.8 Acres, Corn Yld. 128 Bushels. Soybean Base 28.0 Acres, 29 Bushel Yld.

**FSA DATA TRACTS #2 & 3:** Corn Base 35.3 Acres, 128 Bushel Yld., Soybean Base 34.2 Acres, 29 Bushel Yld.

**Real Estate Taxes:** Tract 1 - \$4,228.80 in '09 || Tracts 2 & 3 - \$1,448.78 in '09

**AUCTION TERMS:** Ten percent (10%) of the purchase price to be paid down at time of sale with balance due on or before March 12, 2010. Full possession will be given at closing. Title insurance provided. The sellers will pay the 2009 real estate taxes payable in 2010 as a credit at closing, and the buyer(s) shall pay all subsequent taxes. 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 seller, 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.

**Sellers: William J. and Margaret M. Morris**

Attorney for Sellers: Karl Bredberg, 2020 SE 3rd St., Aledo, IL, 309-582-5327

#### METHOD OF SALE

All tracts will be sold individually and not offered in any combinations.

**NOTE:** At the sellers' request, we are selling Tract #1 to include the house and buildings. If you are not needing the buildings, contact the auctioneer for assistance in evaluating them. Here is an excellent opportunity for operators, investors, and rural developers. I invite your inspection of the property at any time. ~ Steve



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For additional information contact:

**STEVE RELANDER**  
Auctioneer/Farm Broker

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