

Land Auction

78+/- Acres

1 Tract in Mercer County, Illinois

Friday, January 15, 2010

Sale time: 10:00 A.M.

Aledo VFW Building (downstairs)

106 SW 3rd Ave., Aledo, IL



Land Information

General Location: 5 miles south of Aledo, Illinois, on Route 94 to the Sunbeam corner, then west 1 mile. Farm is located on the south side of road.

Description: This tract lies level to very gently rolling and includes 78.6 FSA cropland acres. The balance of the acreage includes one small waterway. Primary soil types are Osco silt loam, Muscatune silt loam, and Seaton silt loam, all Class A prairie soils. This tract has been maintained in an excellent state of fertility and would make an excellent addition to any farming operation or investment portfolio. We invite your inspection of the property at anytime.

FSA Data: Cropland - 78.6 Acres; Corn Base 39.3 AC. Corn program ylds - 134/147; Soybean Base - 39.3 AC; Soybean program ylds - 43/51

Real Estate Taxes: \$1,118.82 in 2008

Plat Location: 78.0 Acres (m/l) located in the N 1/2 of the NE 1/4 of Section 18, Ohio Grove Township, Mercer County, Illinois. (T13N R3W)

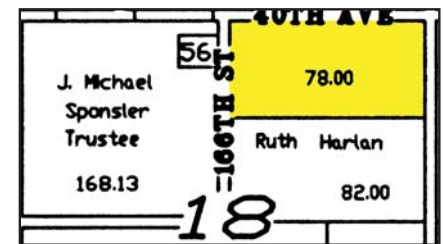
Auction Terms

Ten percent (10%) of the purchase price to be paid at time of sale with balance due on or before February 15, 2010. Full possession will be given at the closing. Title insurance provided. The sellers will pay the 2009 real estate taxes payable in 2010, 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 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.

Sellers: Mercer County Community Charitable Trust and Robert Sponsler Residual Trust

www.RelanderAuctions.com

**STEVE
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Auctioneer/Farm Broker



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