

Fulton County, Illinois



154

ACRES M/L
SELLS IN 2 TRACTS
SUBJECT TO FINAL SURVEY

WEDNESDAY, OCTOBER 25, 2017 | 10:00 A.M.

FAIRVIEW, ILLINOIS

From Fairview, the land is located 3 miles north of Fairview on IL-97/N State Route 97, then 2 miles west on County Road 3350, then 1/2 mile north on Stout Road/County Road 1250. OR From London Mills, the land is located 3 miles east of London Mills on State Route 116/IL-116, then 1 1/4 miles south on North Coal Creek Road. Watch for auction signs.

Auction to be held at the American Legion, 275 Pumyea St, Fairview, IL

Preview Wednesday, October 11th, from 10-11AM

154 Acres M/L

Sells In 2 Tracts (Subject to final survey)

"Selling Choice with the Privilege"

Tracts #1 & 2 will be sold price per acre and will be sold Choice with the Privilege, whereas the high bidder may take Tract #1 or Tract #2, or both tracts, in any order, for their high bid. This will continue until both tracts are sold. Tracts will not be recombined.

AUCTIONEER'S NOTE: Farm is selling Free & Clear for the 2018 farming season. Upon the completion of the 2017 harvest, fall tillage privileges will be granted.

Tract #1 – 78 Acres M/L – (Subject to final survey)

Approx. 61 acres tillable, balance being timber.

PI Rating: 120

Productive soils include: Ipava, Rozetta & Lawson Located in Section 18, Fairview Township, Fulton County, Illinois.

Not included: 2017 crops

Tract #2 – 76 Acres M/L – (Subject to final survey)

If you are looking for a recreational getaway or place to build your new home, take a look at Tract #2!

Enjoy fishing the stocked pond with catfish, bluegill, bass & hybrid sunfish. This tract also includes a Starcraft 31FKS, 31' camper and a 24'x30' covered car port with 11' sidewalls. The property also features a machine shed and a smaller outbuilding, electricity and a well.

Approx. 60 acres tillable, balance being timber and pond with buildings & recreation area.

PI Rating: 129.8

Productive soils include: Sable, Ipava, Osco & Rozetta Located in Section 18, Fairview Township, Fulton County, Illinois.

Included: Starcraft 31FKS camper, Toro GroundMaster 72 lawnmower, 24'x30' carport

Not included: 2017 crops, Personal Property

Information on the entire farm

123.5 acres fillable with a PI Rating of 130.4

110.3 acres of NHEL tillable ground

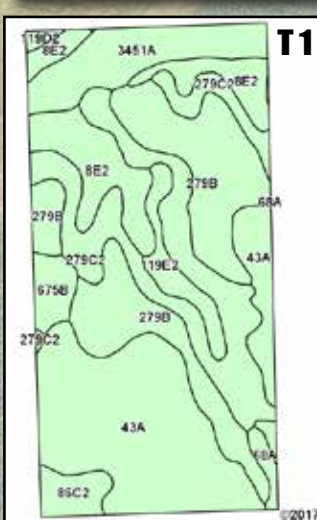
13.2 acres of HEL tillable ground



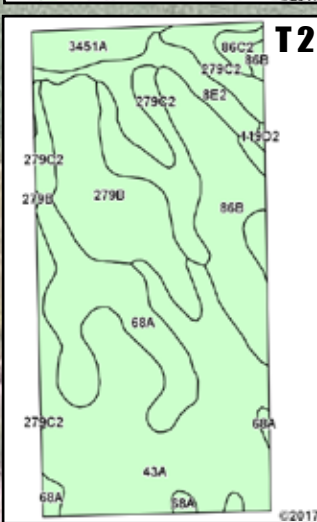
All lines and boundaries are approximate



All lines and boundaries are approximate



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-l e hay, T/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	22.18	28.3%		FAV	191	62	77	100	0	0.00	5.90	142
**279B	Rozetta silt loam, 2 to 5 percent slopes	17.86	22.8%		FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	14.92	19.0%		FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
**8E2	Hickory silt loam, 18 to 25 percent slopes, eroded	8.86	11.3%		FAV	**91	**31	**37	**42	0	**3.02	0.00	**69
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	6.98	8.9%		FAV	190	61	73	97	0	0.00	5.77	140
**119E2	Elico silt loam, 18 to 25 percent slopes, eroded	2.59	3.3%		FAV	**113	**37	**44	**56	0	**3.20	0.00	**84
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.99	2.5%		FAV	**178	**56	**70	**95	0	**6.42	0.00	**131
**675B	Greenbush silt loam, 2 to 5 percent slopes	1.86	2.4%		FAV	**182	**57	**69	**96	0	0.00	**5.34	**133
68A	Sable silty clay loam, 0 to 2 percent slopes	0.77	1.0%		FAV	192	63	74	99	0	0.00	5.77	143
**119D2	Elico silt loam, 10 to 18 percent slopes, eroded	0.33	0.4%		FAV	**134	**44	**53	**67	0	**3.79	0.00	**100
Weighted Average		162.4	51.6	64.3	83.3	-	2.76	2.37	120				



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-l e hay, T/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	26.74	35.3%		FAV	191	62	77	100	0	0.00	5.90	142
68A	Sable silty clay loam, 0 to 2 percent slopes	10.67	14.1%		FAV	192	63	74	99	0	0.00	5.77	143
**279B	Rozetta silt loam, 2 to 5 percent slopes	10.54	13.9%		FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
**86B	Osco silt loam, 2 to 5 percent slopes	9.58	12.6%		FAV	**189	**59	**74	**101	0	**6.83	0.00	**140
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	9.28	12.2%		FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
**8E2	Hickory silt loam, 18 to 25 percent slopes, eroded	5.07	6.7%		FAV	**91	**31	**37	**42	0	**3.02	0.00	**69
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	2.87	3.8%		FAV	190	61	73	97	0	0.00	5.77	140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	0.88	1.2%		FAV	**178	**56	**70	**95	0	**6.42	0.00	**131
**119D2	Elico silt loam, 10 to 18 percent slopes, eroded	0.15	0.2%		FAV	**134	**44	**53	**67	0	**3.79	0.00	**100
Weighted Average		175.2	66	69.4	90.8	-	2.47	3.11	129.8				

Method: A survey will be completed prior to the auction. Tracts #1 & #2 will sell on a price per acre basis, with the surveyed acres being the multiplier used to determine the final sale price for each tract. Tracts #1 & 2 will be sold Choice with the Privilege, whereas the high bidder may take Tract #1 or Tract #2, or both tracts, in any order, for their high bid. This will continue until both tracts are sold. Tracts will not be recombined.

Terms: 20% down payment on October 25, 2017. Balance due at closing with a projected date of December 11, 2017. Personal check or cash is acceptable for down payment; balance shall be paid by cash, certified check or wire transfer. Full possession will be given at the time of closing, subject only to the current tenant for 2017. Upon the completion of the 2017 harvest, fall tillage privileges will be granted. The farm is selling free and clear for the 2018 farming season. Title Insurance in the full amount of the purchase price will be provided by the seller. The 2017 real estate taxes, due and payable in 2018, will be paid by the seller. The 2018 real estate taxes & subsequent years will be paid by the buyer. Immediately following the auction of the real estate, the successful buyer shall enter into a written contract with the seller. Said contract will be available for review prior to the auction.

SPECIAL PROVISIONS: Termination has been served to the tenant by the seller and the farm is selling free and clear for 2018 crop year. Upon the completion of the 2017 harvest, fall tillage privileges will be granted.

It shall be the obligation of the buyer to report to the Fulton County FSA office and show filed deed in order to receive the following if applicable:

- A. Allotted base acres.
- B. Any future government programs.

This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.

Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.

Both Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for each tract.

If one buyer purchases more than one tract, the seller shall only be obligated to furnish one abstract and deed. (husband & wife constitute one buyer)

Buyer will be responsible for installing his/her own entrance, if so desired.

If in the future a site clean-up is required it shall be at the expense of the buyer.

The buyer shall be responsible for any fencing in accordance with Illinois state law.

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.

The buyer(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer(s) are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.

Steffes Group, Inc. is representing the Seller.

Any announcements made the day of sale take precedence over advertising.

LOCALLY KNOWN AS THE STOUT FARMS

DAVID SMALLWOOD & CANDACE HORN

Steven W. Giebelhausen - Closing & Representing Attorney

Johnson & Skewes Law Firm, 516 7th St., Fort Madison, IA 52627 – 319.372.2532



FULTON COUNTY ILLINOIS LAND

From Fairview, the land is located 3 miles north of Fairview on IL-97/N State Route 97, then 2 miles west on County Road 3350, then 1/2 mile north on Stout Road/County Road 1250. OR From London Mills, the land is located 3 miles east of London Mills on State Route 116/IL-116, then 1 3/4 miles south on North Coal Creek Road.

Auction to be held at the American Legion, 275 Pomyea St, Fairview, IL

WEDNESDAY, OCTOBER 25, 2017 AT 10 A.M.



For more details go to SteffesGroup.com



605 East Winfield Avenue
Mt. Pleasant, IA 52641-2951
319-385-2000
SteffesGroup.com

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2 TRACTS



154 ACRES M/L
Fulton County - airview, IL



Fulton County Illinois Land

AUCTION

WEDNESDAY, OCTOBER 25, 2017 AT 10AM

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