

Henderson County, Illinois LAND AUCTION

Biggsville, Illinois

MONDAY, OCTOBER 28, 2019 AT 10AM

292+ acres selling in 7 Tracts

TRACT #1 – 62 ACRES M/L (Subject to final survey)

FSA information: 61.80 acres tillable
PI Rating: 145.8
Productive soils include: Muscatune & Sable
Located in Section 24, Gladstone Township, Henderson County, Illinois.

TRACT #2 – 77.5 ACRES M/L (Subject to final survey)

Approx. 77 acres tillable
PI Rating: 143.7
Productive soils include: Muscatune, Sable, Rozetta & Greenbush
Located in Section 24, Gladstone Township, Henderson County, Illinois.

TRACT #3 – 59.03 TAXABLE ACRES M/L

Approx. 43 acres tillable, balance being timber.
PI Rating: 119.7
Productive soils include: Rozetta, Stronghurst & Muscatune
Located in Section 13, Gladstone Township, Henderson County, Illinois.

TRACT #4 – 46.5 TAXABLE ACRES M/L

Approx. 32 acres tillable, balance being timber & a pond.
PI Rating: 116.6
Productive soils include: Rozetta & Greenbush
Located in Section 13, Gladstone Township, Henderson County, Illinois.

TRACT #5 – 5 TAXABLE ACRES M/L

Address is 1451 Old Highway 34, Biggsville, IL
This is a potential building site on Old Highway 34 with an older barn & a well with a pump house (owner states well used every year for spraying), all on a hard surface road.

TRACT #6 – 1.5 ACRES M/L (Subject to final survey)

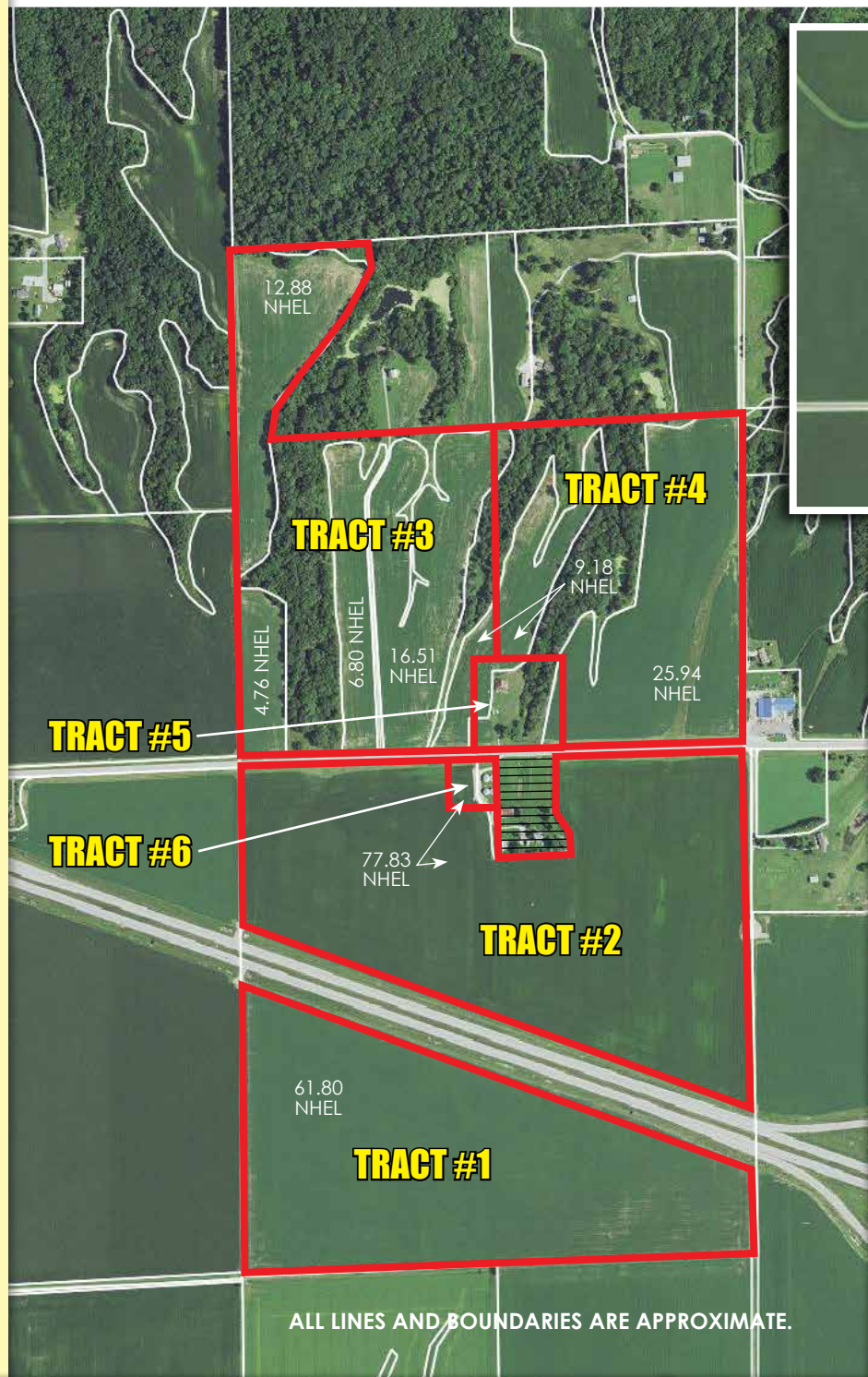
This grain bin site has four approx.. 10,000 bu. Conrad American grain bins with unload augers & stairways. Two bins have natural gas dryers with an upper cross auger. The other two bins have fans.

TRACT #7 – 40.61 TAXABLE ACRES M/L

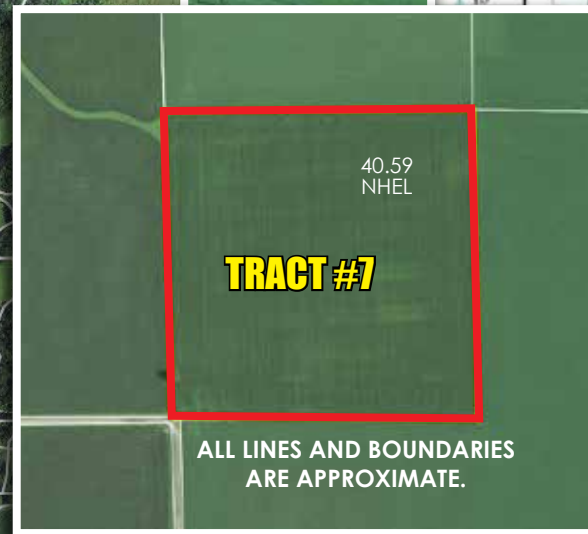
FSA information: 40.59 acres tillable
PI Rating: 142.5
Productive soils include: Muscatune, Sable & Seaton
Located in Section 6, Biggsville Township, Henderson County, Illinois.



TRACT #1

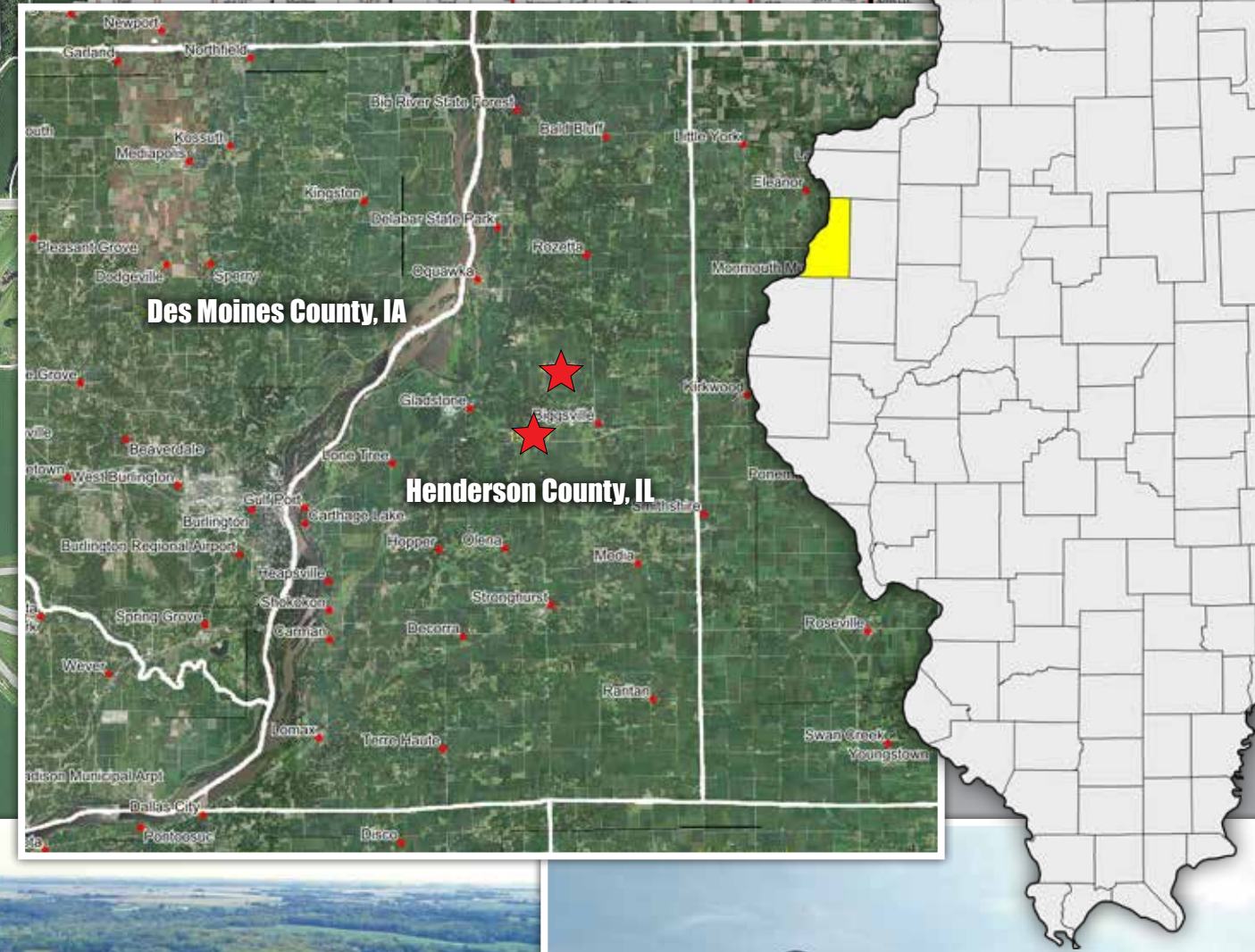
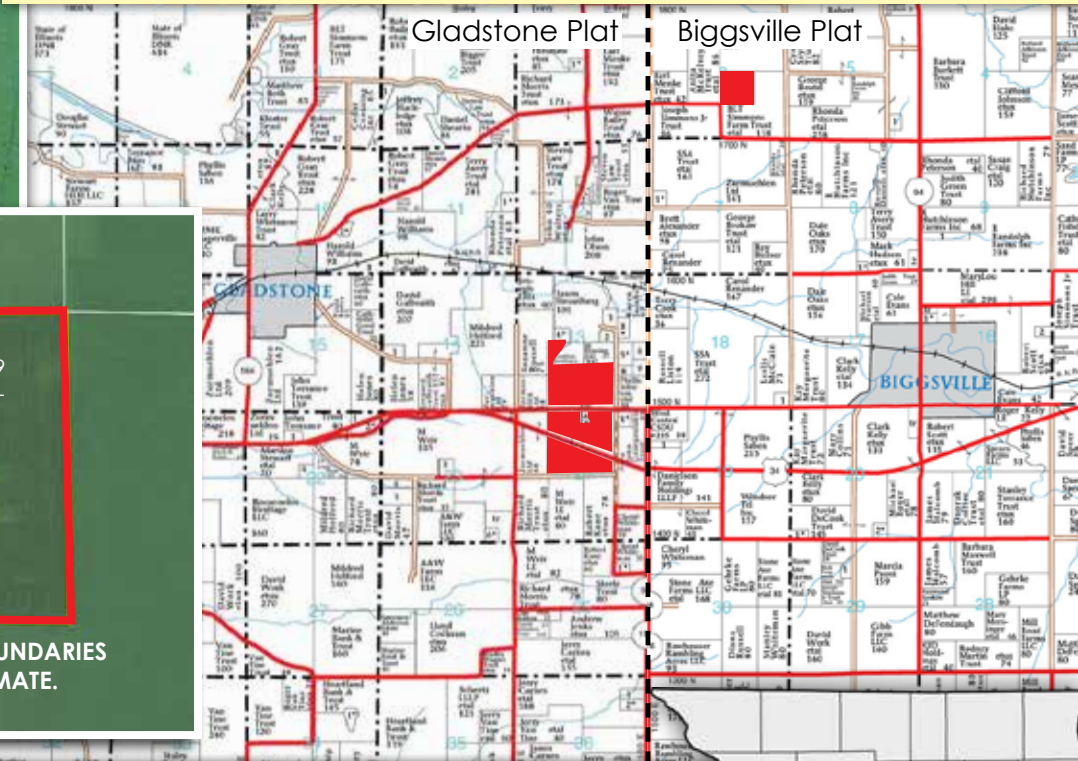


ALL LINES AND BOUNDARIES ARE APPROXIMATE.



TRACT #7

ALL LINES AND BOUNDARIES ARE APPROXIMATE.



TRACT #2



TRACT #3



TRACT #4&5



TRACT #6

Merri F. Fillman Estate & James Dixon

Closing & Representing Attorney – Sara L. Haas
Aspelmeier, Fisch, Power, Engberg & Helling, P.L.C. | 319.576.7515
321 North Third Street, Third Floor, P.O. Box 1046, Burlington, Iowa 52601



TRACT #5



TRACT #7



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

Tim Meyer: Illinois Licensed Auctioneer #441.001748 - Illinois RE Managing Broker #471.006809 | Announcements made the day of sale take precedence over advertising.

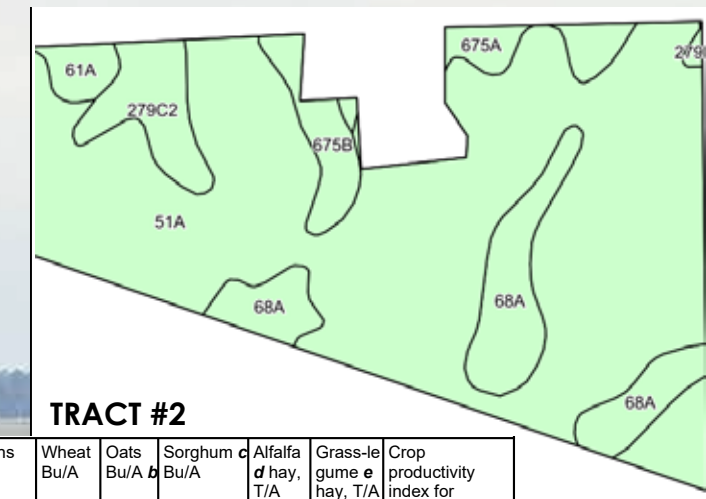
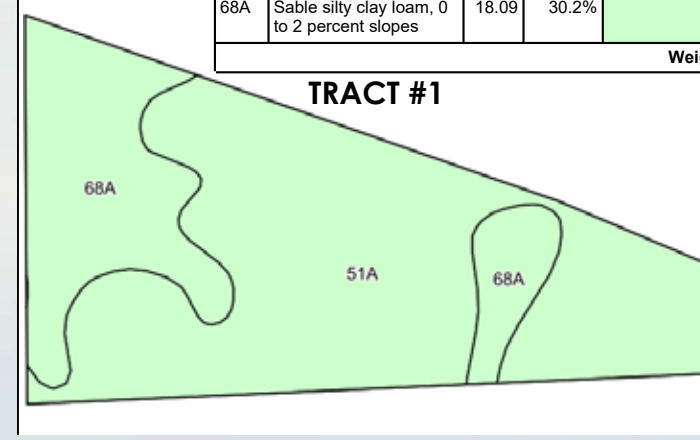


TERMS: 10% down payment of the bid price on October 28, 2019. Balance of the bid price due at closing with a projected date of December 12, 2019. Personal check or cash is acceptable for down payment; balance shall be paid by cash, certified check or wire transfer. Title insurance in the full amount of the purchase price will be provided by the seller. The 2019 real estate taxes, due and payable in 2020, will be paid by the seller. The 2020 real estate taxes will be paid by the buyer(s). Possession will be given at the time of closing, subject only to the current tenant's farm lease. Farm sells free & clear for the 2020 crop year. Immediately following the auction of the real estate, the successful buyer(s) shall enter into a written contract with the seller. Said contracts will be available for review prior to the auction.

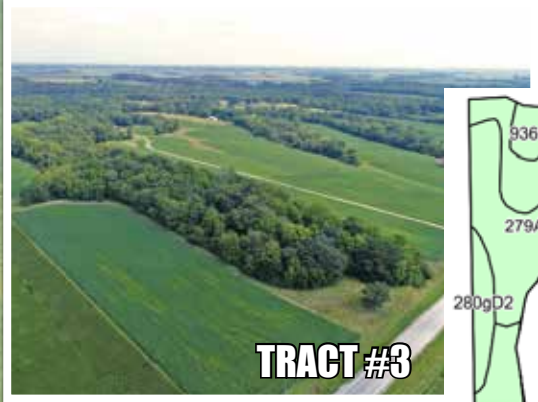
SPECIAL PROVISIONS:

- The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2020 farming season.
- It shall be the obligation of the buyer(s) to report to the Henderson County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. Please note that the final tillable acres will be determined by the FSA office.
- Tracts # 1, 2 & 6 will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for Tracts # 1 & 2. Seller shall not be obligated to furnish a survey on any other Tracts. Tracts # 3, 4 & 7 the taxable acres will be the multiplier. Tracts # 5 & 6 will be sold lump sum price.
- 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.
- The buyer(s) shall be responsible for any fencing in accordance with Illinois state law.
- The buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
- If in the future a site clean-up is required it shall be at the expense of the buyer(s).
- 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum Bu/A	Alfalfa d hay, T/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management
51A	Muscataine silt loam, 0 to 2 percent slopes	41.85	69.8%		FAV	200	64	75	104	138	0.00	6.02	147
68A	Sable silty clay loam, 0 to 2 percent slopes	18.09	30.2%		FAV	192	63	74	99	0	0.00	5.77	143
		Weighted Average				197.6	63.7	74.7	102.5	96.4	0.00	5.94	145.8

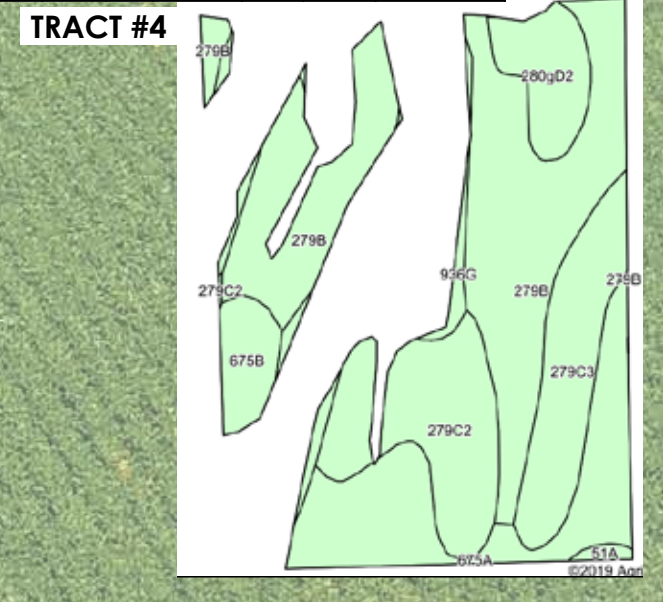
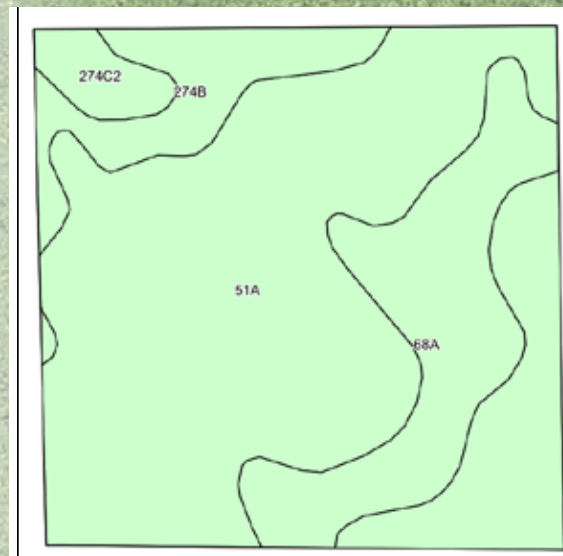


Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum Bu/A	Alfalfa d hay, T/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management
51A	Muscataine silt loam, 0 to 2 percent slopes	57.80	75.4%		FAV	200	64	75	104	138	0.00	6.02	147
68A	Sable silty clay loam, 0 to 2 percent slopes	8.76	11.4%		FAV	192	63	74	99	0	0.00	5.77	143
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	3.73	4.9%		FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
**675B	Greenbush silt loam, 2 to 5 percent slopes	2.59	3.4%		FAV	**182	**57	**69	**96	0	0.00	**5.34	**133
675A	Greenbush silt loam, 0 to 2 percent slopes	2.28	3.0%		FAV	184	58	70	97	0	0.00	5.39	134
61A	Atterberry silt loam, 0 to 2 percent slopes	1.32	1.7%		FAV	182	56	71	98	0	0.00	5.52	132
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.18	0.2%		FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
		Weighted Average				195.3	62.5	73.7	101.5	104	0.25	5.63	143.7



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**279B	Rozetta silt loam, 2 to 5 percent slopes	17.24	39.9%		FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	4.79	11.1%		FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
278A	Stronghurst silt loam, 0 to 2 percent slopes	4.45	10.3%		FAV	171	54	66	87	0	0.00	5.27	125
279A	Rozetta silt loam, 0 to 2 percent slopes	3.93	9.1%		FAV	164	51	65	84	0	5.27	0.00	120
51A	Muscataine silt loam, 0 to 2 percent slopes	3.33	7.7%		FAV	200	64	75	104	138	0.00	6.02	147
61A	Atterberry silt loam, 0 to 2 percent slopes	3.18	7.4%		FAV	182	56	71	98	0	0.00	5.52	132
**675B	Greenbush silt loam, 2 to 5 percent slopes	2.06	4.8%		FAV	**182	**57	**69	**96	0	0.00	**5.34	**133
**279D2	Rozetta silt loam, 10 to 18 percent slopes, eroded	1.64	3.8%		FAV	**146	**45	**58	**75	0	**4.69	0.00	**107
**936G	Fayette-Hickory silt loams, 35 to 60 percent slopes	1.52	3.5%		FAV	**71	**23	**28	**36	0	0.00	**2.29	**53
**280D2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	1.04	2.4%		FAV	**149	**47	**59	**76	0	**4.69	0.00	**109
		Weighted Average				163.3	50.8	63.8	84.2	10.6	3.40	1.75	119.7

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**279B	Rozetta silt loam, 2 to 5 percent slopes	13.02	40.1%		FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
675A	Greenbush silt loam, 0 to 2 percent slopes	5.76	17.7%		FAV	184	58	70	97	0	0.00	5.39	134
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	5.05	15.6%		FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	3.94	12.1%		FAV	**141	**44	**56	**72	0	**4.53	0.00	**103
**280D2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	2.10	6.5%		FAV	**149	**47	**59	**76	0	**4.69	0.00	**109
**675B	Greenbush silt loam, 2 to 5 percent slopes	1.38	4.3%		FAV	**182	**57	**69	**96	0	0.00	**5.34	**133
**936G	Fayette-Hickory silt loams, 35 to 60 percent slopes	1.05	3.2%		FAV	**71	**23	**28	**36	0	0.00	**2.29	**53
51A	Muscataine silt loam, 0 to 2 percent slopes	0.16	0.5%		FAV	200	64	75	104	138	0.00	6.02	147
		Weighted Average				159.2	49.5	62.3	82.1	0.7	3.71	1.29	116.6



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51A	Muscataine silt loam, 0 to 2 percent slopes	27.74	68.3%		FAV	200	64	75	104	138	0.00	6.02	147
68A	Sable silty clay loam, 0 to 2 percent slopes	7.77	19.1%		FAV	192	63	74	99	0	0.00	5.77	143
**274B	Seaton silt loam, 2 to 5 percent slopes	3.80	9.4%		FAV	**164	**50	**63	**84	0	**4.47	0.00	**119
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	1.28	3.2%		FAV	**154	**47	**60	**79	0	**4.20	0.00	**112
		Weighted Average				193.6	62	73.2	100.4	94.3	0.55	5.22	142.5



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