

Winnebago County, IL Land

AUCTION

Acreage & Equipment

Pecatonica, Illinois

ONLINE BIDDING ON THE REAL ESTATE & EQUIPMENT

Equipment Sold After the Real Estate



SKID STEER
2007 John Deere 320, skid steer, 589 hrs., cab, heat, air, foot/hand controls, hyd. quick attach, 72" material bucket, (8) counter weights, aux. hyd., 12x16.5 tires, S/N T00320A136775
High capacity bucket, 8', skid steer mount



GOLF CART & BOAT
EZ GO golf cart, electric w/ charger
Viking 12' alum boat & trailer



SHOP EQUIPMENT
TroyBilt 2500 pressure washer w/ Honda GCV160 gas motor; Generac 4000XL generator; Schumacher portable battery charger; Ready Heater 110,000 BTU, Jack stands; Shop vac; Table saw; Creeper; Floor jack; LP gas grill; (2) Rubbermaid garage cabinets; (2) Rubbermaid shop cabinets; Speedway snow sled; Werner 32' ext. ladder

LAWN MOWERS
Simplicity Prestige, approx. 800 hrs., riding lawn mower, 54" deck, 30 hp.; Agri Fab lawn cart; Fimco ATV sprayer, 40 gal.; Push mower; Stihl FS56RC gas weed eater; Mantis rototiller; (2) Homelite chainsaws; Toro electric snow shovel

TRAILER
78"x16' utility trailer, tandem axle, 3500 lb., wood floor, ramps



40± ACRES SELLS IN 2 TRACTS

TRACT #1: COUNTRY ACREAGE WITH BUILDINGS ON 5 ACRES M/L SUBJECT TO FINAL SURVEY

Take a look at this country acreage with a beautiful home and plenty of garage space! This four bedroom, 2 story home has been updated with a large oak kitchen and spacious bath. The spacious oak kitchen offers a center island along with a GE Profile side by side refrigerator, GE Profile oven, GE Profile stove top, GE dishwasher, GE microwave and a Whirlpool trash compactor. Adjoining the kitchen is a dining area with built in buffet. The main level laundry/bathroom has been updated with a custom tile shower and Maytag washer & GE dryer. Also on the main level is a large front living room and one bedroom. The upstairs offers 3 bedrooms, a bathroom and plenty of storage.

You will enjoy the country views from the wrap around porch or the screened in porch. Other amenities of the home include an attached single car garage, gas forced air furnace w/ central air, gas hot water heater, 100 amp breaker box, water softener and a well. The outbuildings include a 42'x50' garage with concrete floor & overhead door, a 28'x40' 3 car garage with concrete floor & 4 overhead doors, a 26'x32' shed with overhead door and a silo with an updated silo cap. All situated on 5 Acres M/L, subject to final survey.

Included: Refrigerator, Oven, Stove top, Dishwasher, Microwave, Trash compactor, Washer, Dryer, Water softener, 1,000 gal. LP tank.

TRACT #2: 35 ACRES M/L SUBJECT TO FINAL SURVEY

Approx. 26 acres tillable, balance being timber and a creek runs through the farm.
PI Rating: 104.2
Productive soils include: Whalan & NewGlarus, Stronghurst and Palsgrove.
Located in Section 34, Durand Township, Winnebago County, Illinois.

MONDAY, NOVEMBER 11, 2019 AT 1PM

Auction will be held on site at 15283 Trask Bridge Road, PECATONICA, ILLINOIS.
Located 4 miles north of Pecatonica on North Pecatonica Road, then 1 1/2 miles east on Trask Bridge Road to 15283 Trask Bridge Road.

Open House on Monday, October 28, 2019 from 1-2PM (or by appointment)



Real Estate Sells First!



MOSLEY FAMILY TRUST

Michael C. Mosley - Trustee

Closing & Representing Attorney:

Bill Howard of Howard, Hardyman & DiVerde, LLP
124 N Water Street, Suite 100, Rockford, IL 61107 - 815.964.8888

TERMS: 10% down payment of the bid price on November 11, 2019. Balance of the bid price due at closing with a projected date of December 20, 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. Farm is selling free and clear for the 2020 farming season. 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 land is selling free and clear for the 2020 farming season.
- It shall be the obligation of the buyer to report to the Winnebago County FSA office and show filed deed 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 will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for Tract #2. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing on only the Tracts where the survey was used for the multiplier. Tract #1 will be sold lump sum price.
- The Seller will have the well and septic system tested, prior to closing.
- Tract #1 Buyer shall reimburse the Seller for the remaining LP gas in the LP tank on the day of closing, at the current market rate.
- 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.

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.

