

# MULTI-TRACT Land Auction

Jo Daviess County, Illinois

**TIMED ONLINE**



## Scales Mound, Illinois

**Auctioneer's Note:** Here is a great opportunity to invest in quality Illinois farm land! Something for everyone, from productive tillable land to potential building sites. Tracts #1-3 are located on East South Apple Canyon Road, which is the road to the entrance to Apple Canyon Lake!

**Tracts #1-4** are generally located ¼ miles south of Scales Mound on County Highway 4, then 2 miles west on West Stagecoach Trail, then 4 ½ miles south on North Pea Ridge Road which turns into West Apple Canyon Road.

**Tract #5** is located ¼ miles south of Scales Mound on County Highway 4, then 4 ½ miles west on West Stagecoach Trail, then ½ mile south on North Lake Road No. 1.

**Tract #6** is located ¼ miles west of Scales Mound on West Culvert Road, then 2 miles north on North Veta Grande Road.

**Tract #1 – 12 Acres M/L**, Subject to final survey  
This tract of land offers a potential building site with timber & beautiful views!  
Located in Section 17, Thompson Township, Jo Daviess County.  
**Part of Tax parcel:** 18-00-136-00

**Tract #2 – 20 Acres M/L**, Subject to final survey  
This tract of land also offers a potential building site with approx. 4 acres tillable, balance being grassland and timber.  
PI Rating: 101.5  
Productive soils include: Rozetta, Derinda  
Located in Section 17, Thompson Township, Jo Daviess County.  
**Part of Tax parcel:** 18-00-136-00  
**Not included:** 2020 Crops

**Tract #3 – 35.84 Taxable Acres M/L**  
Approx. 21 acres tillable  
PI Rating: 96.5  
Productive soils include: Rozetta, Dunbarton-Dubuque, Dubuque  
Located in Section 16, Thompson Township, Jo Daviess County.  
**Tax parcel:** 18-000-125-00  
**Not included:** 2020 Crops

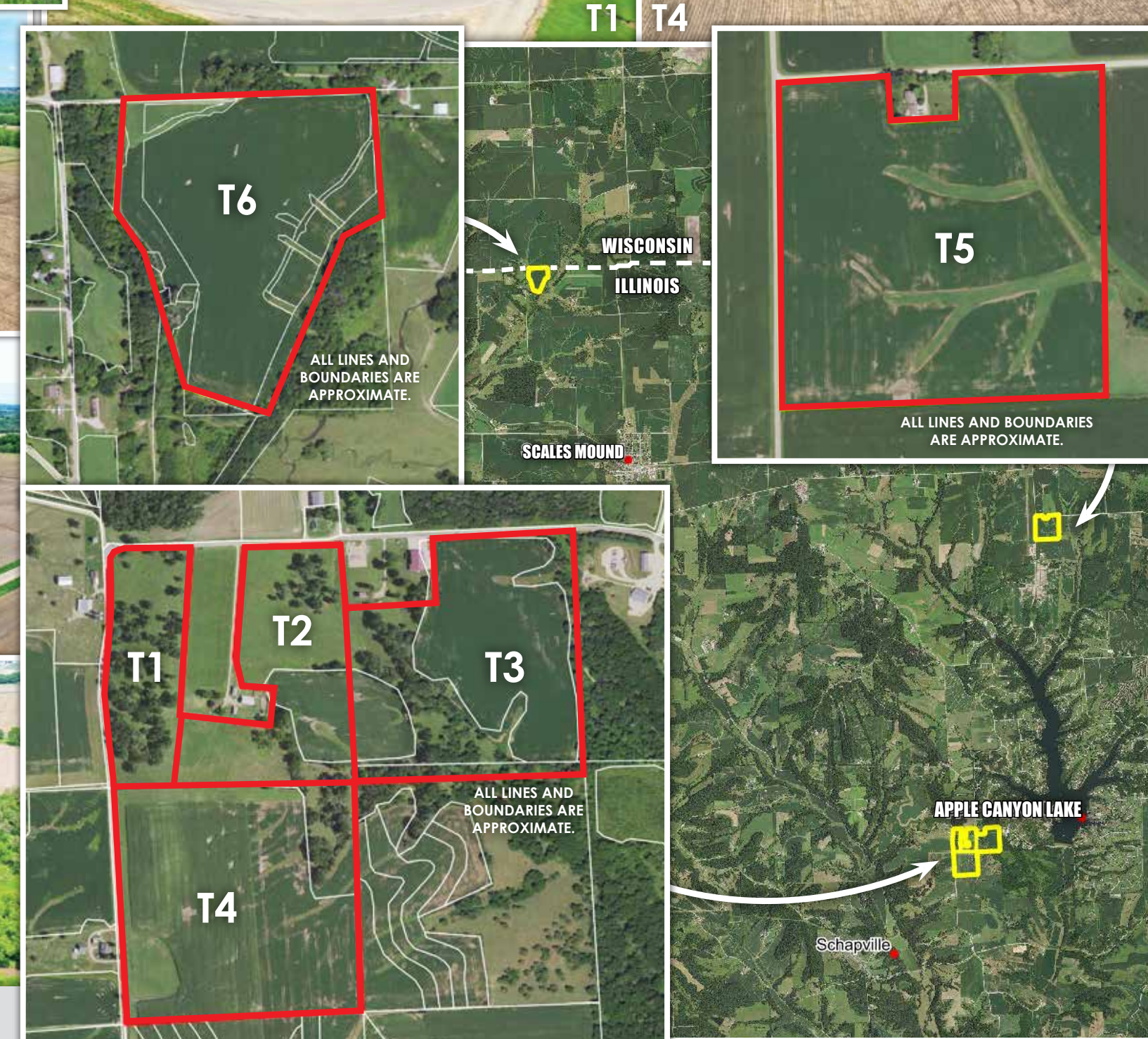
**Tract #4 – 40 Taxable Acres M/L**  
FSA information: 35.74 acres tillable  
PI Rating: 90.6  
Productive soils include: Derinda, Eleroy, Rozetta  
Located in Section 20, Thompson Township, Jo Daviess County.  
**Tax parcel:** 18-000-162-00  
**Not included:** 2020 Crops

**Tract #5 – 40.62 Taxable Acres M/L**  
FSA information: 38.2 acres tillable  
PI Rating: 99.7  
Productive soils include: Rozetta, Dunbarton-Dubuque, Palsgrove  
Located in Section 33, Apple River Township, Jo Daviess County.  
**Tax parcel:** 01-000-105-00  
**Not included:** 2020 Crops

**Tract #6 – 25.11 Taxable Acres M/L**  
FSA information: 24.67 acres tillable  
PI Rating: 97  
Productive soils include: Fayette, Dubuque & Dunbarton-Dubuque  
There is a recorded easement through the adjoining land owner to the west for ingress/egress to this land. There is also a recorded easement in favor of the adjoining land owner to the east for ingress/egress.  
Located in Section 15, Scales Mound Township, Jo Daviess County.  
**Tax parcel:** 16-000-007-20  
**Not included:** 2020 Crops



Opens: Thursday, August 27th  
Closes: Thursday, September 3, 2020 at 1PM



### ANDERSON ACRES L.L.C. AND CARL L. ANDERSON

Timothy B. Zollinger, Closing & Representing Attorney  
Ward, Murray, Pace & Johnson, P.C. Law Offices, 815.625.8200

For information contact Terry Hoenig at Steffes Group, 319.385.2000 or 319.470.7120

Terry Hoenig: Illinois Licensed Auctioneer #441002474. Tim Meyer: Illinois Licensed Auctioneer #441.001748, Illinois RE Managing Broker #471.006809



# SteffesGroup.com

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

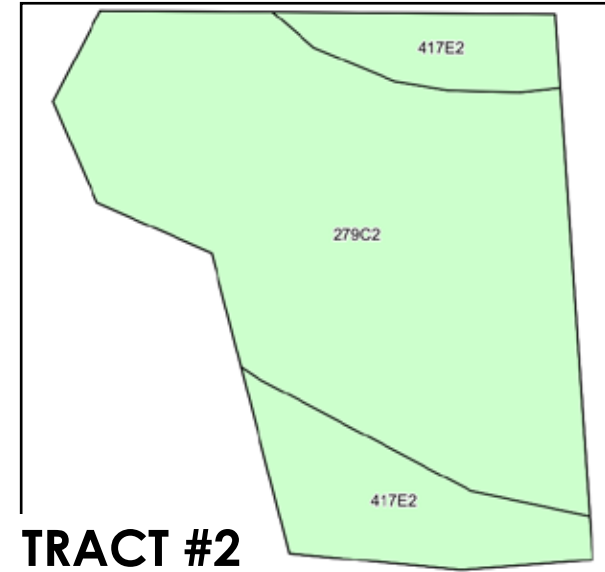
Announcements made the day of sale take precedence over advertising.



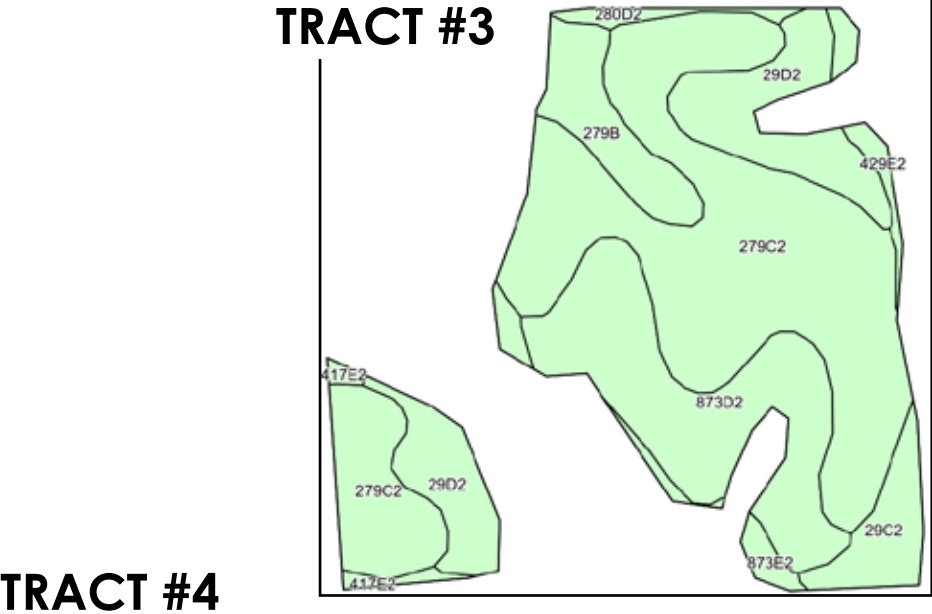
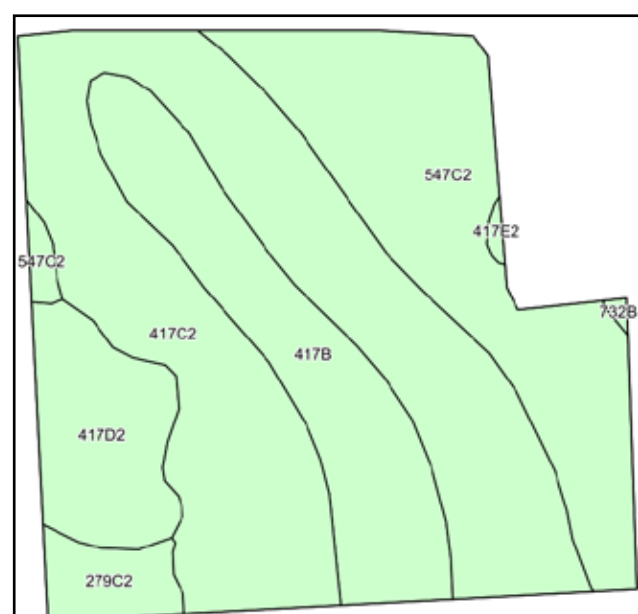
**Terms:** 10% down payment of the purchase price on September 3, 2020. Balance of the purchase price due at closing with a projected date of October 19, 2020. Personal check, wire transfer or cash is acceptable for down payment; balance shall be paid by cash, certified check or wire transfer. Title Insurance in the full amount of the purchase price will be provided by the seller. The 2020 real estate taxes, due and payable in 2021, will be paid by the seller. The 2021 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. Fall tillage rights will be granted to the Buyer(s). Farm sells free & clear for the 2021 crop year. Immediately following the auction of the real estate, the successful buyer(s) shall enter into a written contract with the seller, this shall take place through email & electronic document signatures. Said contracts will be available for review prior to the auction.

**Special Provisions:**

- This online auction will have a 10% buyer's premium, capped at \$1,000 per Tract. This means the buyer's premium in the amount of ten percent (10%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price. The maximum buyer's premium charge will be \$1,000 per Tract.
- Tracts #1 & 2 will be sold by the surveyed acre. The multiplier used to determine the total bid amount for Tracts #1 & 2 will be the surveyed acres. Tracts #1 & 2 will be surveyed by a registered land surveyor prior to the auction. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- Tracts #3-6 will be sold by the taxable acre. The multiplier used to determine the total bid amount for Tracts #3-6 will be the taxable acres. Seller shall not be obligated to furnish a survey on Tracts #3-6.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- Tracts will be tied together and will be set to close simultaneously. Each Tract tied together will stay in extension until there are no more bids placed on any of the Tracts that are tied together.
- The Seller will serve termination to the tenant on the tillable ground and the tillable ground is selling free and clear for the 2021 farming season.
- Fall tillage rights shall be granted to the Buyer(s).
- It shall be the obligation of the Buyer(s) to report to the Jo Daviess 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.
- 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.

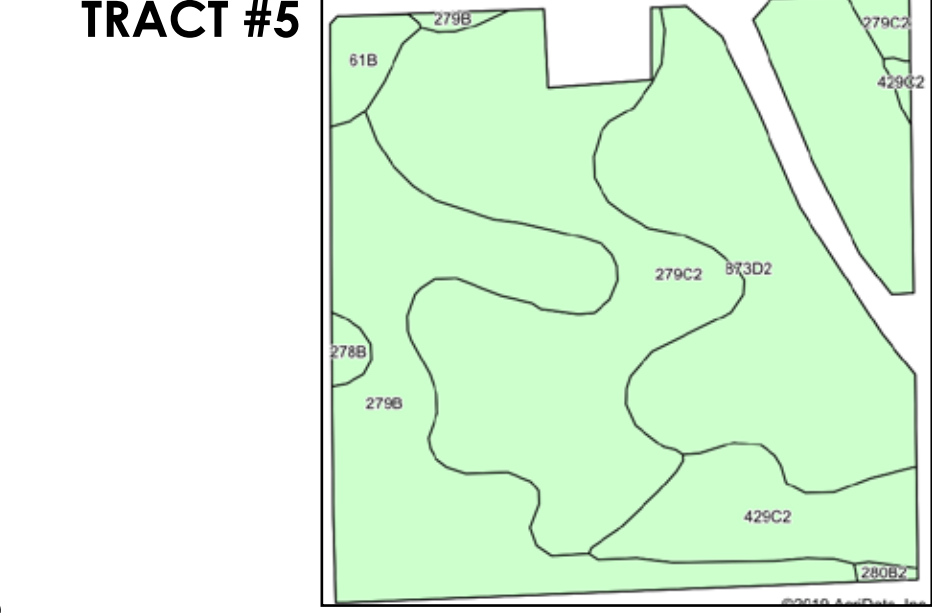
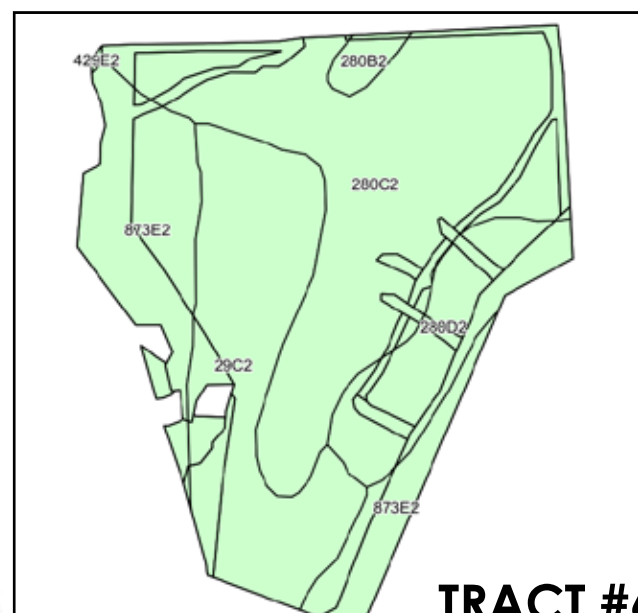


Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum Bu/A c	Alfalfa d hay, T/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	10.47	48.8%		FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
**873D2	Dunbarton-Dubuque silt loams, 7 to 15 percent slopes, moderately eroded	4.28	19.9%		UNF	**92	**31	**39	**49	0	0.00	**2.93	**71
**29D2	Dubuque silt loam, 10 to 18 percent slopes, moderately eroded	3.02	14.1%		UNF	**108	**35	**45	**58	0	0.00	**3.37	**81
**279B	Rozetta silt loam, 2 to 5 percent slopes	1.35	6.3%		FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
**29C2	Dubuque silt loam, 5 to 10 percent slopes, moderately eroded	0.98	4.6%		UNF	**116	**38	**49	**62	0	0.00	**3.61	**86
**873E2	Dunbarton-Dubuque silt loams, 15 to 25 percent slopes, moderately eroded	0.51	2.4%		UNF	**86	**29	**36	**45	0	0.00	**2.72	**66
**429E2	Palsgrove silt loam, 18 to 25 percent slopes, moderately eroded	0.39	1.8%		FAV	**106	**35	**44	**55	0	**3.11	0.00	**79
**280D2	Fayette silt loam, 10 to 18 percent slopes, moderately eroded	0.25	1.2%		FAV	**149	**47	**59	**76	0	**4.69	0.00	**109
**417E2	Derinda silt loam, 18 to 25 percent slopes, eroded	0.21	1.0%		UNF	**90	**30	**36	**45	0	0.00	**2.67	**67
<b>Weighted Average</b>						<b>130.3</b>	<b>41.1</b>	<b>52.3</b>	<b>67.4</b>	<b>0</b>	<b>2.83</b>	<b>1.31</b>	<b>96.5</b>



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**417C2	Derinda silt loam, 5 to 10 percent slopes, eroded	16.08	45.0%		UNF	**114	**38	**46	**57	0	0.00	**3.38	**86
**547C2	Eleroy silt loam, 5 to 10 percent slopes, eroded	8.88	24.8%		FAV	**133	**44	**49	**65	0	**3.15	0.00	**98
**417B	Derinda silt loam, 2 to 5 percent slopes	6.18	17.3%		UNF	**126	**42	**50	**62	0	0.00	**3.72	**94
**417D2	Derinda silt loam, 10 to 18 percent slopes, eroded	3.29	9.2%		UNF	**107	**35	**43	**53	0	0.00	**3.16	**80
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	1.16	3.2%		FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
**417E2	Derinda silt loam, 18 to 25 percent slopes, eroded	0.09	0.3%		UNF	**90	**30	**36	**45	0	0.00	**2.67	**67
**732B	Appleriver silt loam, 2 to 5 percent slopes	0.06	0.2%		FAV	**141	**46	**57	**70	0	0.00	**4.47	**104
<b>Weighted Average</b>						<b>121.4</b>	<b>40.2</b>	<b>47.6</b>	<b>60.2</b>	<b>0</b>	<b>0.94</b>	<b>2.47</b>	<b>90.6</b>

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 b	Sorghum Bu/A c	Alfalfa d hay, T/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management
**873D2	Dunbarton-Dubuque silt loams, 7 to 15 percent slopes, moderately eroded	12.33	32.4%		UNF	**92	**31	**39	**49	0	0.00	**2.93	**71
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	12.00	31.5%		FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
**279B	Rozetta silt loam, 2 to 5 percent slopes	9.34	24.5%		FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
**429C2	Palsgrove silt loam, 5 to 10 percent slopes, moderately eroded	3.25	8.5%		FAV	**131	**43	**55	**68	0	**3.85	0.00	**98
**61B	Atterberry silt loam, 2 to 5 percent slopes	0.77	2.0%		FAV	**180	**55	**70	**97	0	0.00	**5.46	**131
**278B	Stronghurst silt loam, 2 to 5 percent slopes	0.26	0.7%		FAV	**169	**53	**65	**86	0	0.00	**5.22	**124
**280B2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	0.12	0.3%		FAV	**159	**50	**63	**81	0	**5.01	0.00	**116
<b>Weighted Average</b>						<b>134.2</b>	<b>42.4</b>	<b>54</b>	<b>69.4</b>	<b>0</b>	<b>3.17</b>	<b>1.10</b>	<b>99.7</b>



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 b	Sorghum Bu/A c	Alfalfa d hay, T/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management
**280C2	Fayette silt loam, 5 to 10 percent slopes, moderately eroded	10.65	43.2%		FAV	**155	**49	**61	**79	0	**4.90	0.00	**113
**29C2	Dubuque silt loam, 5 to 10 percent slopes, moderately eroded	6.09	24.7%		UNF	**116	**38	**49	**62	0	0.00	**3.61	**86
**873E2	Dunbarton-Dubuque silt loams, 15 to 25 percent slopes, moderately eroded	4.69	19.0%		UNF	**86	**29	**36	**45	0	0.00	**2.72	**66
**280D2	Fayette silt loam, 10 to 18 percent slopes, moderately eroded	2.87	11.6%		FAV	**149	**47	**59	**76	0	**4.69	0.00	**109
**280B2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	0.37	1.5%		FAV	**159	**50	**63	**81	0	**5.01	0.00	**116
<b>Weighted Average</b>						<b>131.6</b>	<b>42.3</b>	<b>53.1</b>	<b>68</b>	<b>0</b>	<b>2.74</b>	<b>1.41</b>	<b>97</b>



2245 East Bluegrass Road  
Mt. Pleasant, IA 52641  
319.385.2000  
SteffesGroup.com



JO DAVIESS COUNTY, ILLINOIS LAND AUCTION  
CLOSES: THUR., SEPTEMBER 3, 2020 AT 1PM



# MULTI-TRACT Land Auction

Jo Daviess County, Illinois **TIMED ONLINE**

Closes: Thursday, September 3, 2020 at 1PM



**173±**  
acres



SteffesGroup.com

PRESORTED MARKETING  
US POSTAGE PAID  
Permit #315  
FARGO, ND