

# MULTI-TRACT Land Auction TIMED ONLINE

Iroquois County, Illinois



Built on Trust.

Opens: Friday, December 11th  
Closes: Friday, December 18, 2020 at 1PM

## WELLINGTON, ILLINOIS

Land is located 2 miles north of Wellington, IL on Highway 1, then 1/2 mile west on County Road 500 N.

**Auctioneer's Note:** Here is a great opportunity to invest in quality Illinois farm land in Iroquois County, Illinois.

### Tract #1 – 100 Acres M/L, Subject to final survey

Approx. 99 acres tillable  
Crop Productivity Index: 131.9  
Productive soils include: Milford & Lisbon  
Located in Section 10, Lovejoy Township, Iroquois County, Illinois.  
Part of Tax parcel: 40-10-100-001

### Tract #2 – 132 Acres M/L, Subject to final survey

Approx. 110 acres tillable  
Crop Productivity Index: 131.7  
Productive soils include: Lisbon, Milford, Saybrook & Sawmill  
Located in Sections 9 & 10, Lovejoy Township, Iroquois County, Illinois.  
Part of Tax parcel: 40-10-100-001 & 40-09-200-002

**FSA indicates:** 213.3 acres tillable on the entire farm.

**Terms:** 10% down payment of the purchase price on December 18, 2020. Balance of the purchase price due at closing with a projected date on or before January 19, 2021. Personal check, ACH, 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. 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.

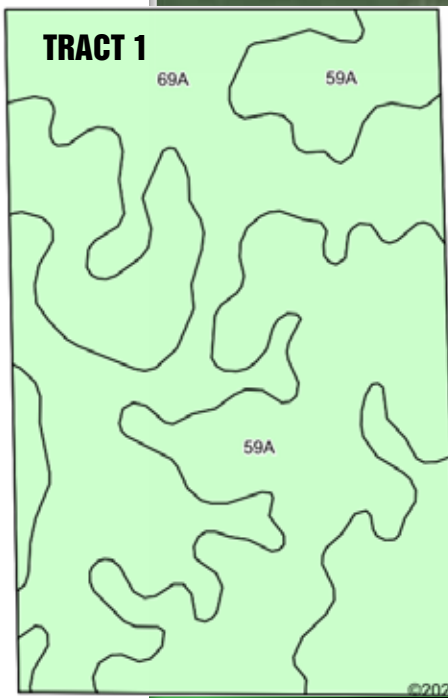
#### Special Provisions:

- This online auction will have a buyer's premium of \$1,000 per Tract. This will be added to the total bid amount to arrive at the total contract purchase price.
- 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.
- 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.
- The Seller has served termination to the tenant on the tillable ground and the tillable ground is selling free and clear for the 2021 farming season.
- It shall be the obligation of the Buyer(s) to report to the Iroquois 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.

# 232± acres SELLS IN 2 TRACTS

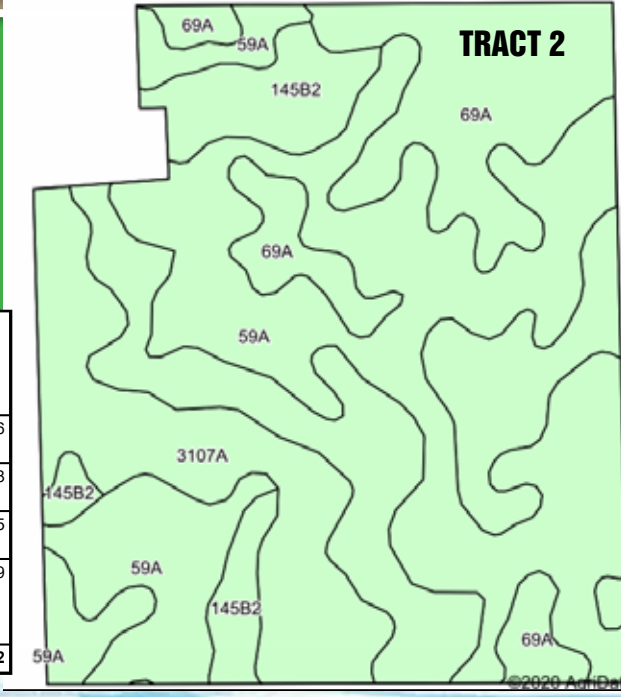


ALL LINES AND BOUNDARIES ARE APPROXIMATE.



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-hay e hay, T/A	Crop productivity index for optimum management
69A	Milford silty clay loam, 0 to 2 percent slopes	50.57	51.1%		FAV	171	57	68	88	0	0.00	5.52	128
59A	Lisbon silt loam, 0 to 2 percent slopes	48.44	48.9%		FAV	188	59	74	104	0	0.00	5.64	136
		<b>Weighted Average</b>				<b>179.3</b>	<b>58</b>	<b>70.9</b>	<b>95.8</b>	<b>-</b>	<b>0.00</b>	<b>5.58</b>	<b>131.9</b>

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-hay e hay, T/A	Crop productivity index for optimum management
59A	Lisbon silt loam, 0 to 2 percent slopes	51.65	40.7%		FAV	188	59	74	104	0	0.00	5.64	136
69A	Milford silty clay loam, 0 to 2 percent slopes	33.05	26.0%		FAV	171	57	68	88	0	0.00	5.52	128
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	24.14	19.0%		FAV	**170	**54	**66	**90	0	**5.96	0.00	**125
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	18.04	14.2%		FAV	189	60	71	98	0	0.00	5.77	139
		<b>Weighted Average</b>				<b>180.3</b>	<b>57.7</b>	<b>70.5</b>	<b>96.3</b>	<b>-</b>	<b>1.13</b>	<b>4.55</b>	<b>132.2</b>



## JOHN & PENNIE ROTHGEB AND DENNY & JANE HACKETT

Closing & Representing Attorney:

Fehseke & Gray Law Offices  
Ft. Madison, IA - 319.372.7181

For information contact Steffes Group at 319.385.2000 or 309.368.7748

Tim Meyer: Illinois Licensed Auctioneer #441.001748 - Illinois RE Managing Broker #471.006809. 2245 East Bluegrass Road, Mt. Pleasant, IA.



# 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.

