

WILL SULLIVAN AUCTION

MCDONOUGH COUNTY, IL LAND AUCTION 80 ACRES • 2 TRACTS

AUCTION TO BE HELD AT THE BUSHNELL REC CENTER,
300 MILLER STREET, BUSHNELL, ILLINOIS

WEDNESDAY, SEPTEMBER 5, 2018 • 10:00 AM

SOIL MAPS

LOCATION & GENERAL INFORMATION

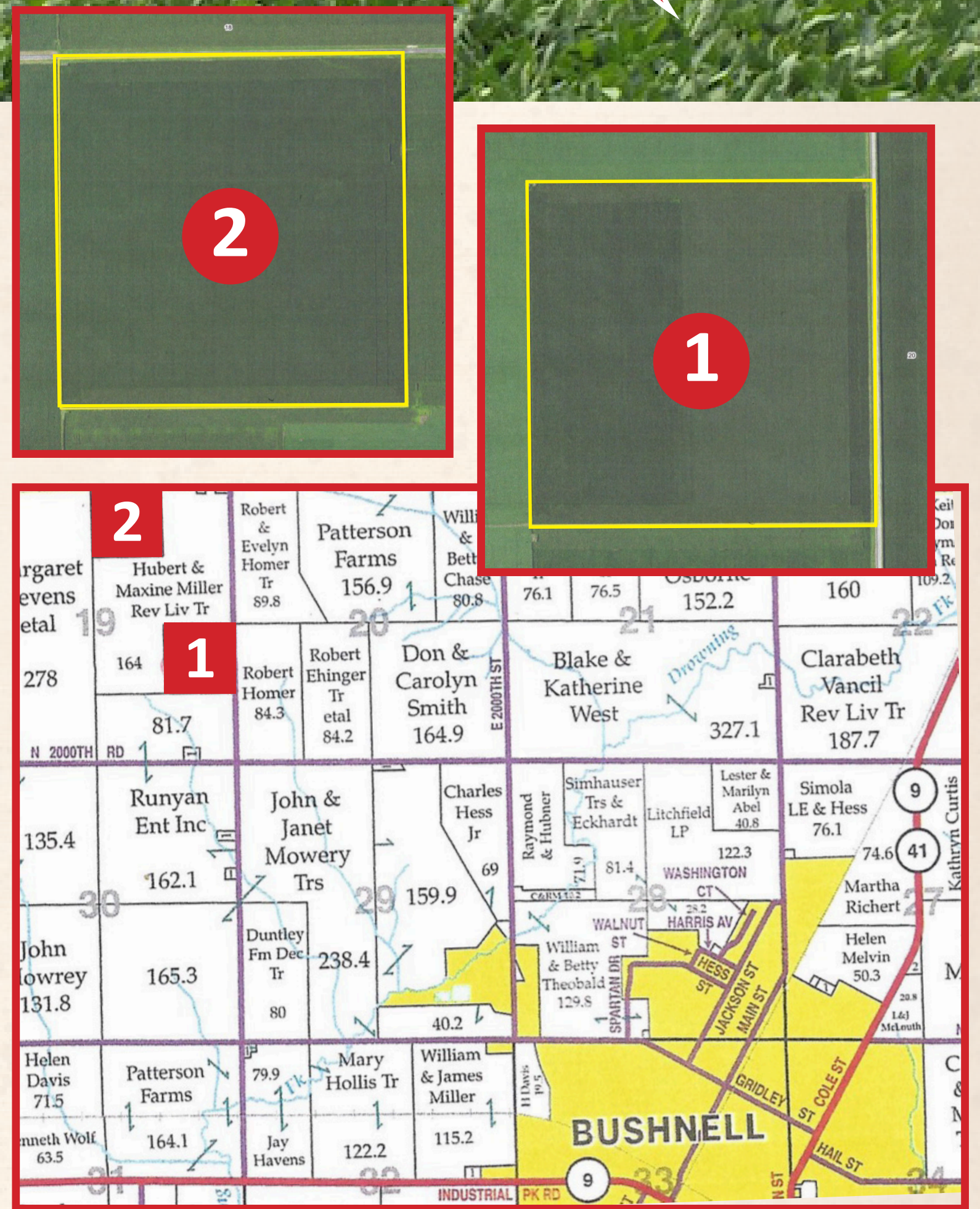
TRACT 1 - 40 acres (subject to survey) located in NE ¼ of the SE ¼ of Section 9, Bushnell Township, McDonough County, IL. This level and all tillable tract contains the very best producing Sable and Ipava soils with a PI of 143. James Smith Trust, owner of Tract 1.

TRACT 2 - 40 acres (subject to survey) located in the NW ¼ of the NE ¼ of Section 19, Bushnell Township, McDonough County, IL. This level and all tillable tract also contains the top producing Sable and Ipava soils with a PI of 140. Richard Smith Trust, owner of Tract 2.

These tracts are located 1 mile west of Bushnell, Illinois on Route 9 to Road 1900E then 2 miles north. Tract 1 borders the west side of Road 1900E (1/2 mile south of 1900E-2100N) and Tract 2 borders the south side of Road 2100N (1/4 mile west of 1900E-2100N). There are no building improvements on either tract.

METHOD & TERMS OF SALE

The tracts will be sold separately and will not be combined. They will be sold on a price per acre basis with the survey, which will be completed prior to the auction, to determine the exact acres selling. Ten percent of the bid price to be paid on the day of sale with the balance due on or before October 5, 2018. Title insurance in the full amount of the purchase price will be furnished by Sellers. The 2018 real estate taxes due and payable in 2019 to be paid by Sellers with all subsequent taxes being the responsibility of the Buyer(s). Owners will retain the cash rent for this year. Full possession will be given at time of closing subject only to the rights of the tenant for the remainder of the 2018 crop year. Immediately following the auction the successful Buyer(s) shall enter into a written purchase agreement with the sellers. A copy of said contract may be inspected prior to the auction by contacting Attorney Steve Holland, 309-772-3178. Announcements made at the auction shall supersede all prior advertising.



JAMES SMITH TRUST & RICHARD SMITH TRUST

ATTORNEY FOR SELLERS - STEVE HOLLAND
Holland & Holland • 397 W Main, Bushnell, Illinois 61422 • 309-772-3178

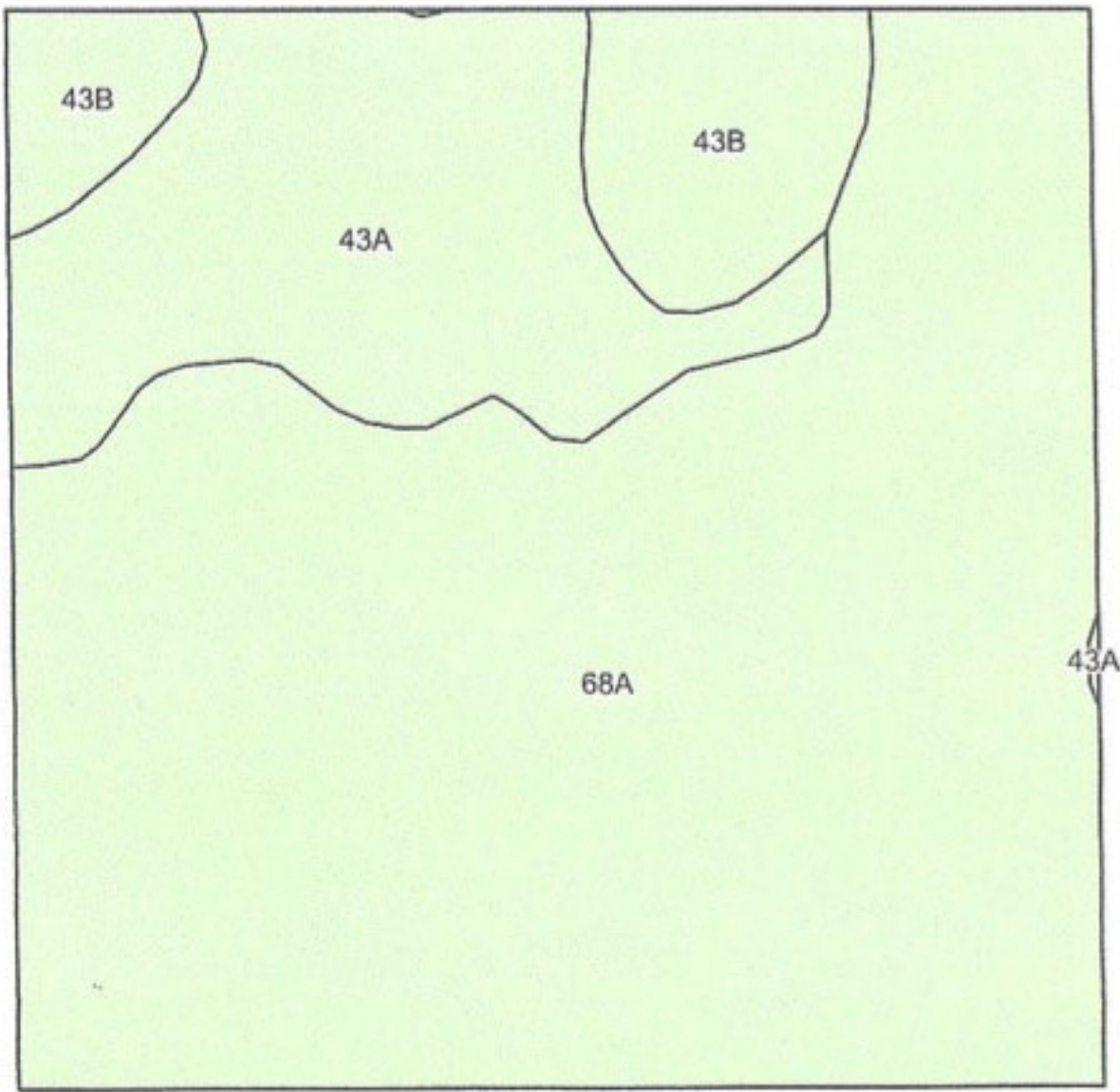
CONTACT MIKE SULLIVAN • (217) 357-5252 • IL LIC. #440.000469

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501 MAIN ST., CARTHAGE, IL 62321 • (217) 242-4503 • WILLSULLIVANAUCTION.COM

SMITH TRUST LAND AUCTION 9-5-18

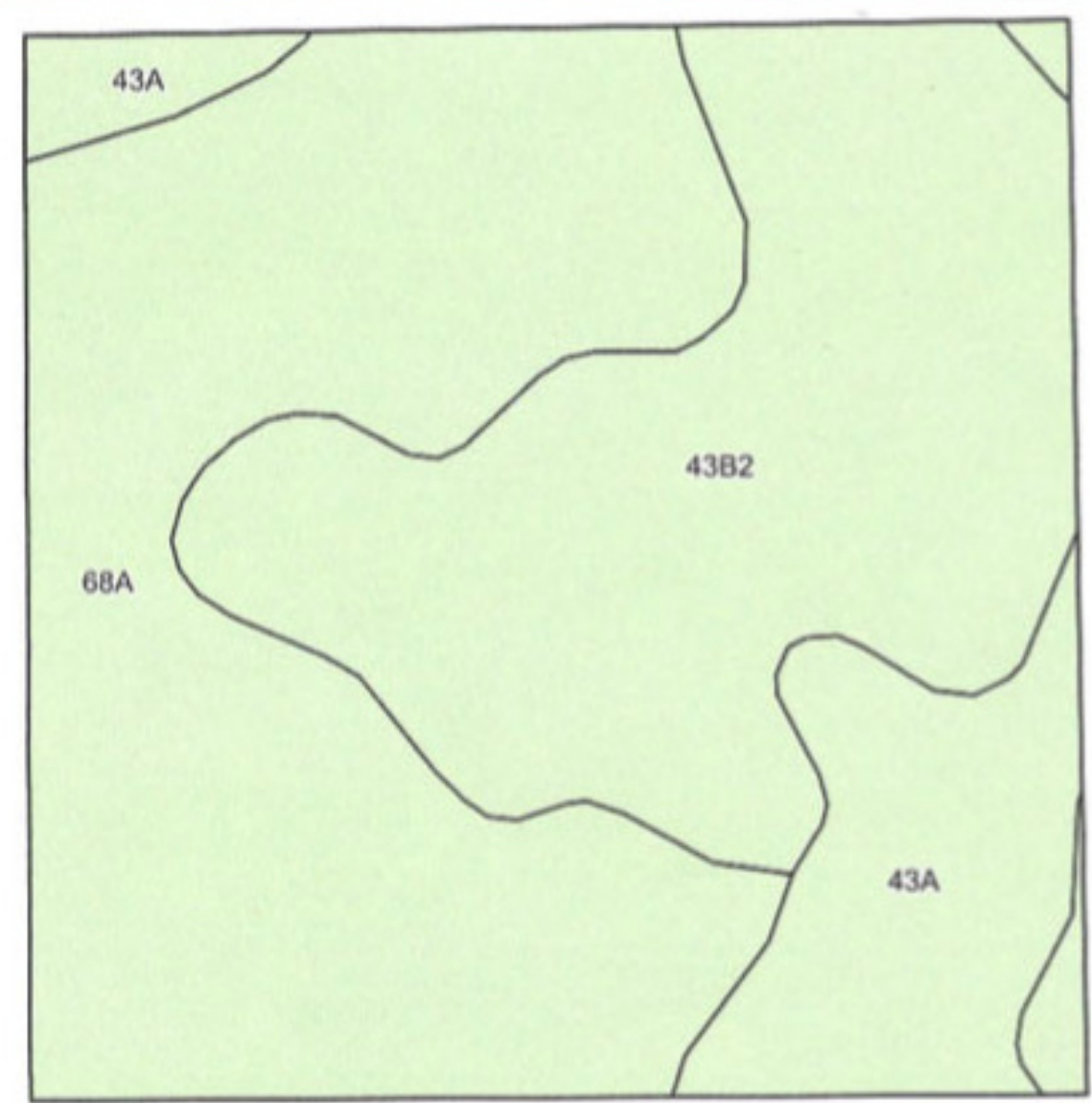
TRACT 1



Area Symbol: IL109, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A
68A	Sable silty clay loam, 0 to 2 percent slopes	30.47	72.0%		192
43A	Ipava silt loam, 0 to 2 percent slopes	8.07	19.1%		191
**43B	Ipava silt loam, 2 to 5 percent slopes	3.78	8.9%		**189
Weighted Average					191.5

TRACT 2



Area Symbol: IL109, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A
68A	Sable silty clay loam, 0 to 2 percent slopes	20.81	47.9%		192
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	16.65	38.3%		**181
43A	Ipava silt loam, 0 to 2 percent slopes	5.99	13.8%		191
Weighted Average					187.6