

THURSDAY, JUNE 5, 2025 • 10:00 AM

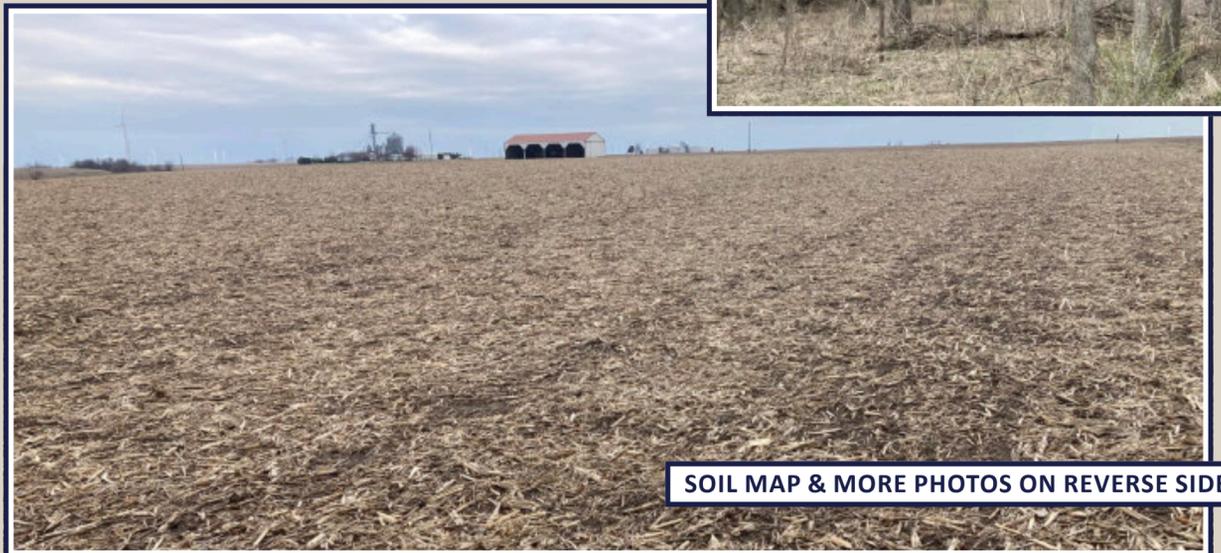
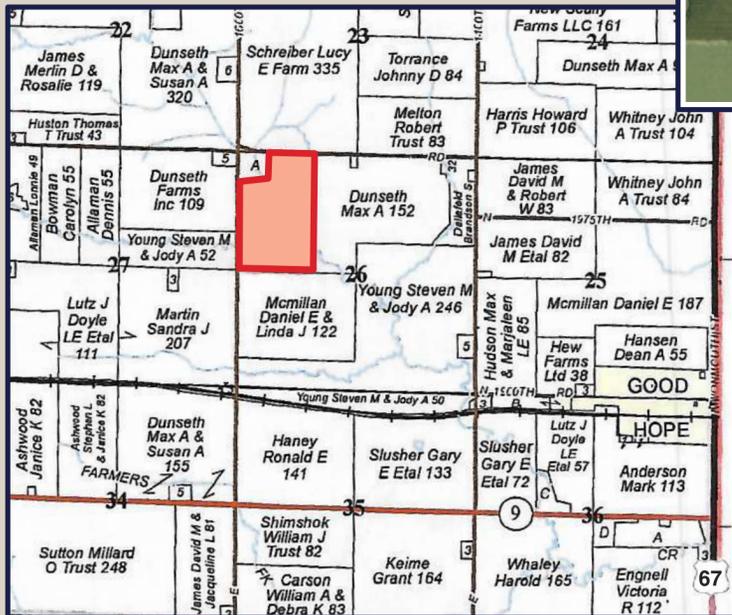
AUCTION TO BE HELD AT "THE SMALL TOWNER" EVENT CENTER, 6 WEST SIDE OF SQUARE, MACOMB, IL.

This will be an in-person auction with live on-line bidding available through Proxibid.

IMPORTANT - If you are thinking about bidding on-line, register at least 24 hours prior to the auction. We may not be able to verify your information in the few hours prior to the auction.

LOCATION & GENERAL INFORMATION

Selling 95.84 surveyed acres located 2 miles west of the Route 9-67 Junction in Good Hope, IL to Road 1000E then 3/4 mile north. It is situated in the Northwest Quarter of Section 26 of Sciota Township, McDonough County, IL. Blacktop Road 2000N borders the north and 1000E is on the west. The farm has 55 acres of level to gently rolling tillable crop land with a 130 Productivity Index. The balance is wooded recreational land, of which 28 acres are enrolled in the CREP program along with several acres (not in CREP) which would make a very nice new home building site on a blacktop road with water and electric available. It is improved with a 36'x72' open sided machine shed located at the north end of the farm. Public rural water is available along the north and west sides. This farm sells subject to a farm lease for the 2025 crop year with the purchaser to receive the cash rent.



SOIL MAP & MORE PHOTOS ON REVERSE SIDE



METHOD & TERMS OF SALE

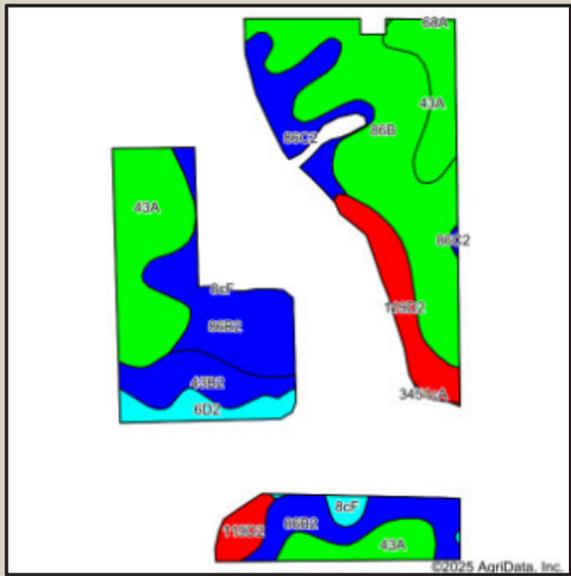
The farm will be sold on a price per acre basis, based on the surveyed acres. Ten percent of the purchase price is to be paid on the day of sale with the balance due at time of closing on or before July 7, 2025. Title Insurance will be provided by the Sellers. The 2025 real estate taxes payable in 2026 are to be paid by the Buyer. Immediately following the auction the Buyer will be required to enter into a purchase agreement with the Sellers. A copy of said contract may be inspected prior to the auction by contacting attorney Brian Holland, 309-772-3178.

DALE & THERESA ANDERSON

ATTORNEY FOR SELLERS - BRIAN HOLLAND
 Holland & Holland • 397 West Main, Bushnell, IL 61422 • 309-772-3178

MIKE SULLIVAN LAND SALES, LLC
 414 Main, Carthage, Illinois 62321 • Phone 217-357-5252
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ANDERSON LAND AUCTION 6-5-25



Area Symbol: IL109, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans	
**86B	Osco silt loam, 2 to 5 percent slopes	14.97	27.6%	Green	**187	**59		**138 78	
43A	Ipava silt loam, 0 to 2 percent slopes	13.69	25.1%	Green	191	62		142 77	
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	10.37	19.0%	Blue	**180	**56		**133 65	
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	5.09	9.3%	Red	**131	**43		**97 30	
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	4.14	7.6%	Blue	**178	**56		**131 65	
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	3.51	6.4%	Blue	**180	**58		**133 73	
**6D2	Fishhook silt loam, 10 to 18 percent slopes, eroded	2.09	3.8%	Cyan	**108	**34		**80 26	
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.66	1.2%	Yellow	**89	**30		**68 13	
Weighted Average					176.1	56.1		130.3	*n 66.7

