

**TUESDAY, AUGUST 30, 2022 • 9:00 AM**

AUCTION TO BE HELD ON-SITE LOCATED AT THE EAST EDGE OF WEBSTER, IL.

(FROM CARTHAGE, IL GO 4 MILES EAST ON HIGHWAY 336 TO THE FOUNTAIN GREEN-WEBSTER BLACKTOP THEN 3 1/2 MILES NORTH AND 1 MILE EAST OR 11 MILES SOUTHWEST OF LAHARPE, IL)

**REAL ESTATE INFORMATION**  
**(SELLS AT 12:00 NOON)**



The Tillman farm contains approximately 212 contiguous acres which will sell in 3 tracts. At the east edge of Webster, Tract 1 is on the south side of County Road 1850N, Tract 2 is on the north side of 1850N, and Tract 3 is at the corner of 2650E-1900N and also borders 2600E on the west side.

**TRACT 1 - 48 Acres (subject to survey)** which is situated in the Southwest Quarter of Section 32 of Fountain Green Township, Hancock County. It is nearly all tillable, level to gently rolling farmland with Clarksdale, Fishhook and Ipava soils and is mostly NHEL. PI 123. Access is by Roads 1850N on the north, 1800N on the south and 2620E on part of the west side.

**TRACT 2 - 84 Acres (subject to survey)** which is in the Northwest Quarter of Section 32 of Fountain Green Township, Hancock County. It contains approximately 38 acres of mostly NHEL farmland with predominately Clarksdale soil and a 121 PI. The balance of this tract is open, rolling improved pasture with 3 ponds as well as the building area.

Improvements include a 1½ story house with 1,732 sq. ft., basement and 24'x24' attached garage. A few of the features are 6 bedrooms, kitchen, living room, music room, office, utility room, and 3 bathrooms. It has central air, electric heat, 2 electric water heaters, well water and also Dallas Rural Water. This home sells with all appliances including like new Frigidaire side-by-side refrigerator and Maytag electric range, also a Whirlpool washer and Maytag dryer.

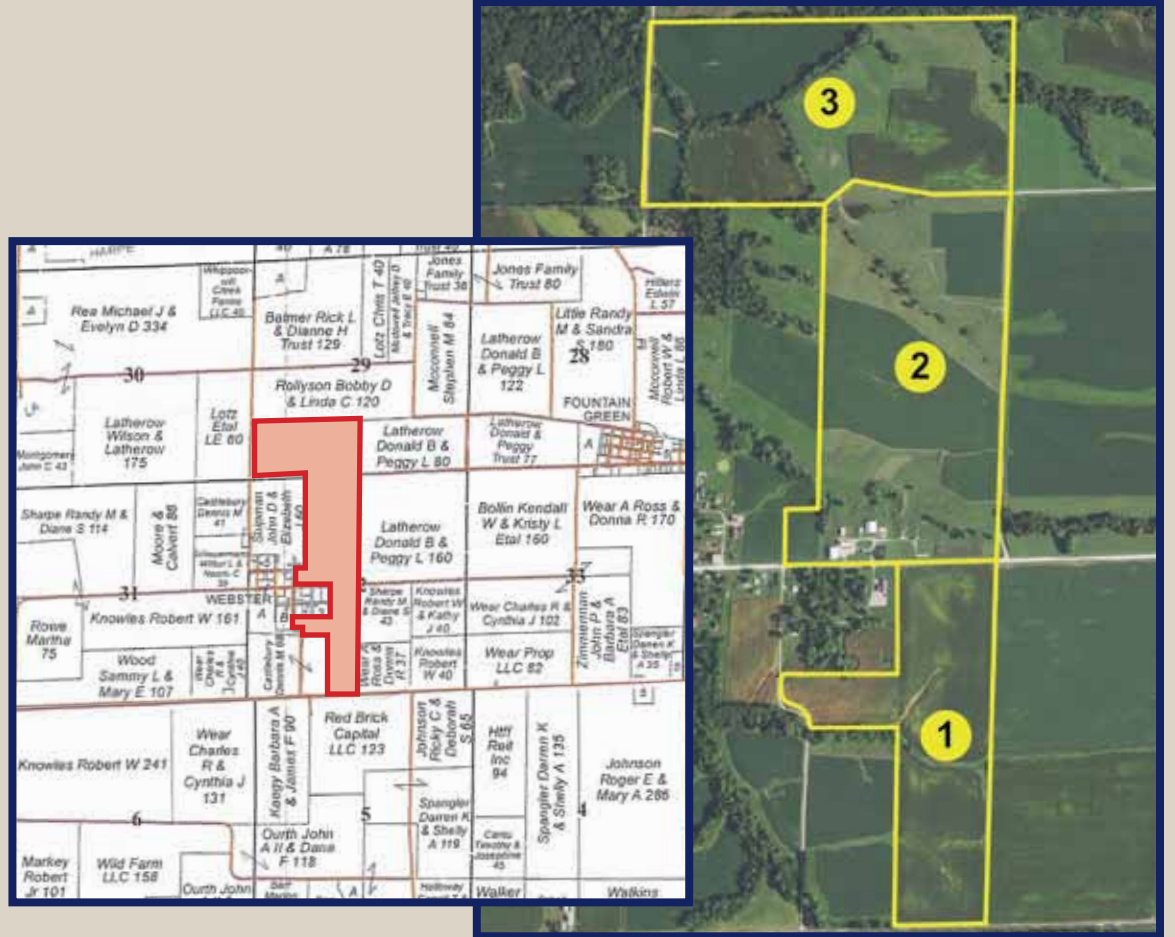
There are several other improvements such as a 50'x90' machine shed; large barn; smaller livestock buildings; 96' concrete bunk line; 10,000 bu. grain bin with near new GSI dryer, fan and stairs; 3,500 bu. grain bin; and small bin.

Good pasture, tillable acres, ponds, nice home and outbuildings, make this a very attractive combination grain & livestock farm. Access is by Blacktop 1850N on the south and Road 2650E along the east side.

**TRACT 3 - 80 Acres (subject to survey)**, situated in the South Half of the Southwest Quarter of Section 29 of Fountain Green Township, Hancock County. FSA figures indicate 48 tillable acres which contain mostly Coffeen and Clarksdale soils with a 112 PI. The remaining 32 acre are open, rolling, improved pasture with a pond and a spring. Access is by Road 2650E on the southeast corner and Road 2600E on the west side.

**METHOD & TERMS OF SALE**

All 3 tracts will be sold on a price per acre basis. A survey which will be completed prior to the auction will determine the exact acres of each tract. Ten percent of the bid price to be paid on the day of sale with the balance due on or before September 30, 2022. Title Insurance in the full amount of the purchase price will be provided by the Sellers. The 2022 real estate taxes due in 2023 will be paid by the Sellers with the Buyers being responsible for the 2023 and subsequent taxes. Possession will be given at time of closing, subject only to a farm tenancy on the tillable and pasture acres for the remainder of the current farming season. Immediately following the sale of the real estate, the successful Buyers will be required to enter into a written purchase agreement with the Sellers. A copy of said contract may be examined prior to the auction by contacting attorney Eric Icenogle, 217-357-2107. All announcements made at the auction shall superseded any prior advertising.



**FARM MACHINERY & TOOLS**  
**(SELL AT 9:00 AM)**

2013 JD 6115D MFWD tractor, CAH, Power Reverser, 3 SCV's, passenger seat, 18.4-38 & 14.9-24 tires, 6 rear wts, 788 one owner hrs. and sells with JD H310 loader with 85" bucket; 2014 JD 1025R compact tractor with hydrostatic drive, 4WD, open station, 3-pt, ROPS with canopy and 60D auto-connect deck, 212 one owner hrs.; 1961 JD 4010 diesel tractor with narrow front, synchro range, 2 SCV's, ROPS, 7 front wts, 15.5-38 tires and left hand step kit with hand rail; 1961 JD 3010 gas tractor with narrow front, synchro range, 2 SCV's, ROPS, 2 front wts, and 15.5-38 tires, (pto doesn't work); Frontier AF12G-10' loader mounted blade with global hook up, like new; JD 115 3-pt 10' blade with hyd angle and tilt, (has substantial wear in pivot pin); JD 709 3-pt 7' rotary mower; Bush Hog SQ480 Squealer 4' rotary mower; Killbros 350 gravity wagon with tarp and Killbros 14' hyd seed auger; JD 44 pto manure spreader; (2) 14' hayrack wagons; 1,000-gal LP tank on wagon gear; Case 4-bottom mounted plow; JD 10' wheel disk; JD 7' 3-pt field cultivator; JD 1-row 3-pt planter; Mayrath 8"x72' swing-away auger; Westgo 42' auger; pair of loader bucket bale spears; Cat-2 quick hitches; 30' portable bale elevator with electric motor; Winpower 1000-rpm 80/50 portable generator; Generac 8,000w generator; For-Most cattle chute with A-25 automatic head gate; several shop tools such as drill press, cut-off saw, welder, 30T press & air compressor; Kushlan cement mixer; Husqvarna trimmer; Husqvarna 50 chainsaw; MTD chipper-shredder; lawn roller; several good extension and step ladders; lawn roller; lawn sweep; tractor fluids; several farm implement brochures; possibly a few household items.



**SOIL MAPS & ADDITIONAL PHOTOS ON REVERSE SIDE** →

**ROBERT C. & BARBARA TILLMAN LIVING TRUST**

ATTORNEY FOR SELLERS - ERIC ICENOGL

CAPPS, ANCELET, ICENOGL & WALLACE • 55 S. ADAMS, CARTHAGE, IL 62321 • 217-357-2107

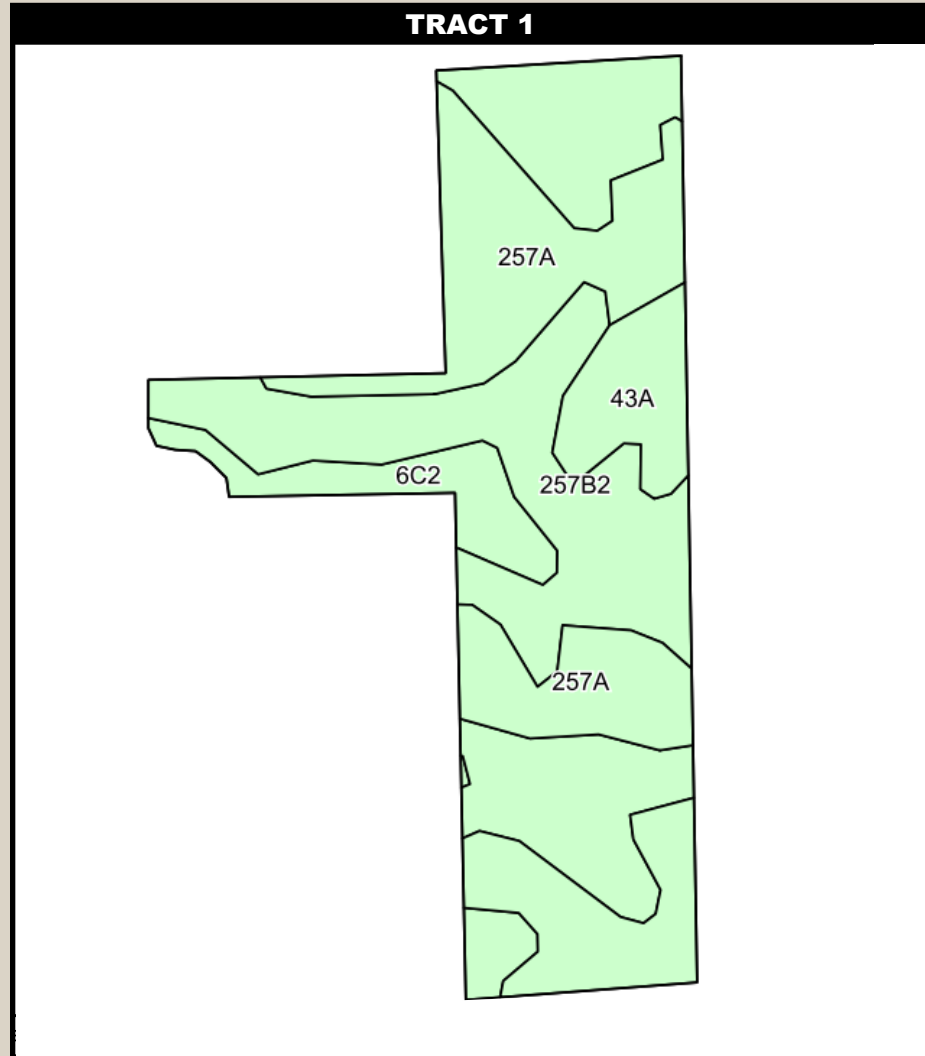
**MIKE SULLIVAN LAND SALES, LLC**

414 Main, Carthage, Illinois 62321 • Phone 217-357-5252

www.MikeSullivanLandSales.com • IL LIC. #440-000469

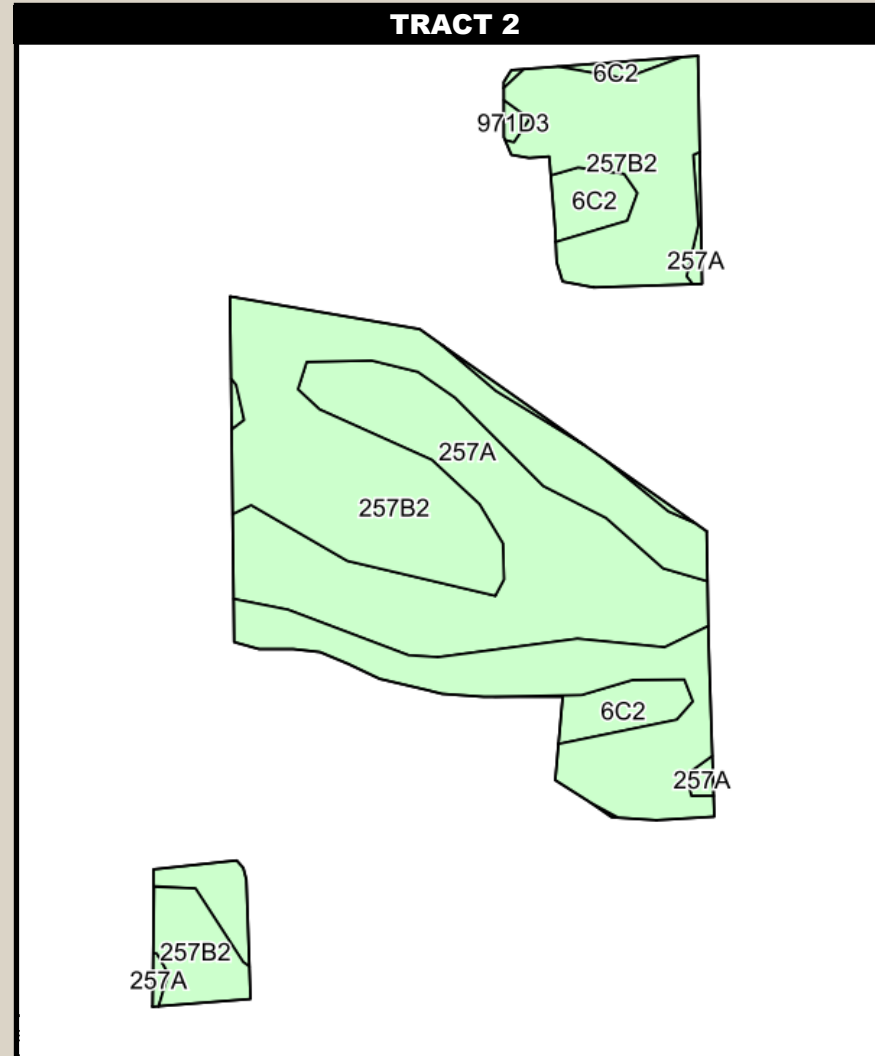


# TILLMAN LIVING TRUST 8-30-22



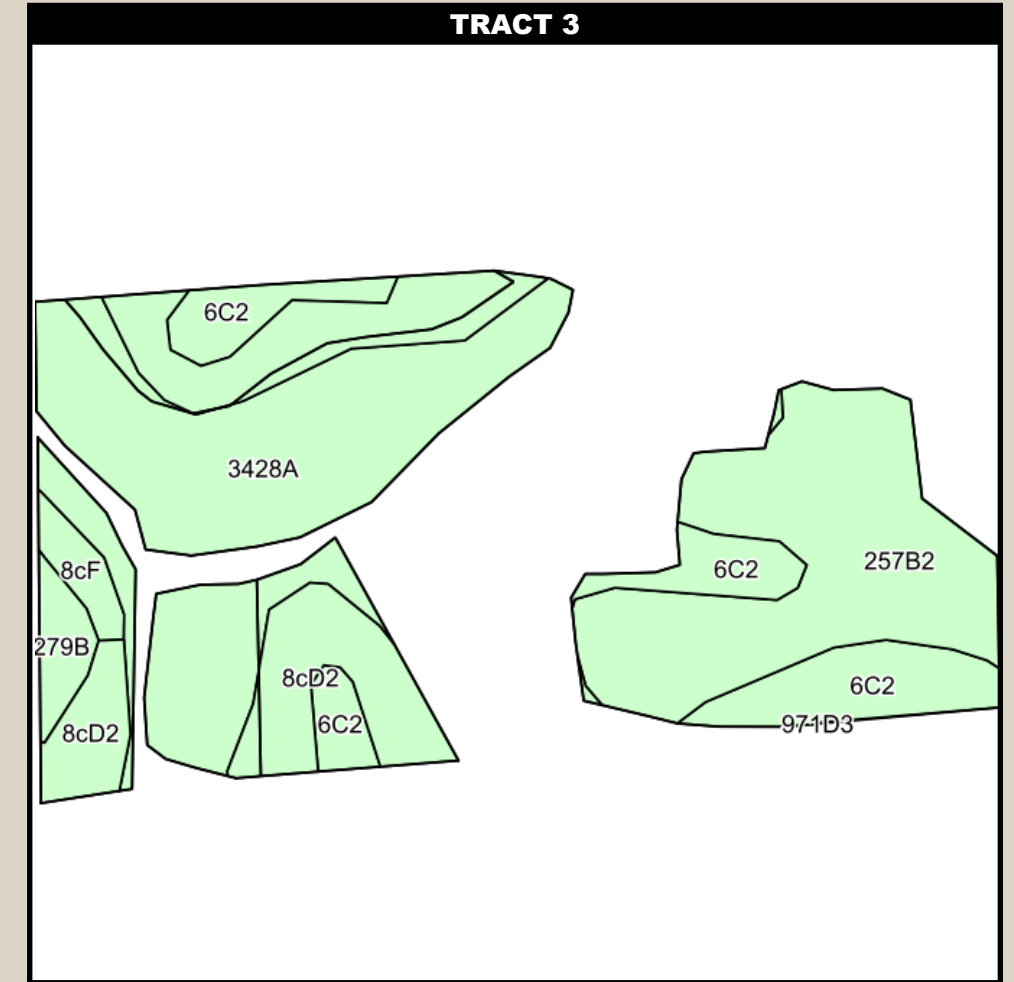
Area Symbol: IL067, Soil Area Version: 15

Code	Soil Description	Corn Bu/A	Soybeans Bu/A	PI
**257B2	Clarksdale silt loam, 2 to 5 percent slopes, eroded	**165	**53	**122
257A	Clarksdale silt loam, 0 to 2 percent slopes	174	56	128
43A	Ipava silt loam, 0 to 2 percent slopes	191	62	142
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	**119	**38	**87
<b>Weighted Average</b>		<b>166.8</b>	<b>53.7</b>	<b>123.1</b>



Area Symbol: IL067, Soil Area Version: 15

Code	Soil Description	Corn Bu/A	Soybeans Bu/A	PI
**257B2	Clarksdale silt loam, 2 to 5 percent slopes, eroded	**165	**53	**122
257A	Clarksdale silt loam, 0 to 2 percent slopes	174	56	128
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	**119	**38	**87
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, eroded	**87	**29	**65
<b>Weighted Average</b>		<b>163.6</b>	<b>52.6</b>	<b>120.7</b>



Area Symbol: IL067, Soil Area Version: 15

Code	Soil Description	Corn Bu/A	Soybeans Bu/A	PI
3428A	Coffeen silt loam, 0 to 2 percent slopes, frequently flooded	181	57	132
**257B2	Clarksdale silt loam, 2 to 5 percent slopes, eroded	**165	**53	**122
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	**108	**36	**82
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	**119	**38	**87
**279B	Rozetta silt loam, 2 to 5 percent slopes	**162	**50	**119
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	**86	**29	**65
<b>Weighted Average</b>		<b>150.6</b>	<b>48.2</b>	<b>111</b>

