

TUESDAY, AUGUST 16, 2022 • 10:00 AM

AUCTION TO BE HELD AT THE "GOLDEN WINDMILL", GOLDEN, ILLINOIS

LOCATION & GENERAL INFORMATION

The White Estate land is situated in Sections 3, 4, & 10 of Northeast Township, Adams County, IL. From Augusta, IL go 3 miles south on Road 2900E to Adams County Road N2990, then 2 miles west and south to Tracts 1 & 2, and then west 1/2 mile to the other tracts, or north of Golden, IL on Road E2600th to Road N2900th, then 1 mile east. They will be offered individually, in the order listed and not by choice or in combination. The sale of each tract will be final.

TRACT 1 - 80 Acres (subject to survey)

- The S1/2 of the SW1/4 of Section 3, T2N, R5W.
- FSA indicates 81.92 tillable, NHEL acres of Class A cropland.
- Timewell, Ipava, Virden and Keller soils, PI 134.
- Access is by Road 2800E along the west side.

TRACT 2 - 80 Acres (subject to survey)

- The N1/2 of the NE1/4 of Section 10, T2N, R5W.
- FSA indicates 68.23 tillable acres. 52.84 NHEL & 15.39 HEL.
- The balance being grass waterways and a pond.
- Soil types include Timewell, Ipava, Coatsburg and Keller. PI 122.
- Access is at the corner of Roads 2800E and 2900N.

TRACT 3 - 60 Acres (subject to survey)

- The east 60 acres of the SW1/4 of Section 4, T2N, R5W.
- All tillable, NHEL high producing cropland.
- Timewell, Ipava, Rubio, Virden and Keller soils. PI 129.
- Access is by Roads 2900N on the south, 2700E on the West and 2950N on the north.

TRACT 4 - 90 Acres (subject to survey)

- The S1/2 of Section 4 being west of the Railroad ROW, except the west 60 acres, T2N, R5W.
- This tract is all level to gently rolling tillable farmland except for 2 acres with a small pond.
- Soil types are mostly Timewell, Ipava, Keller, Rubio, Coatsburg and Virden. PI 126.
- Access is by Roads 2900N on the south and 2950N on the north.

TRACT 5 - 80 Acres (subject to survey)

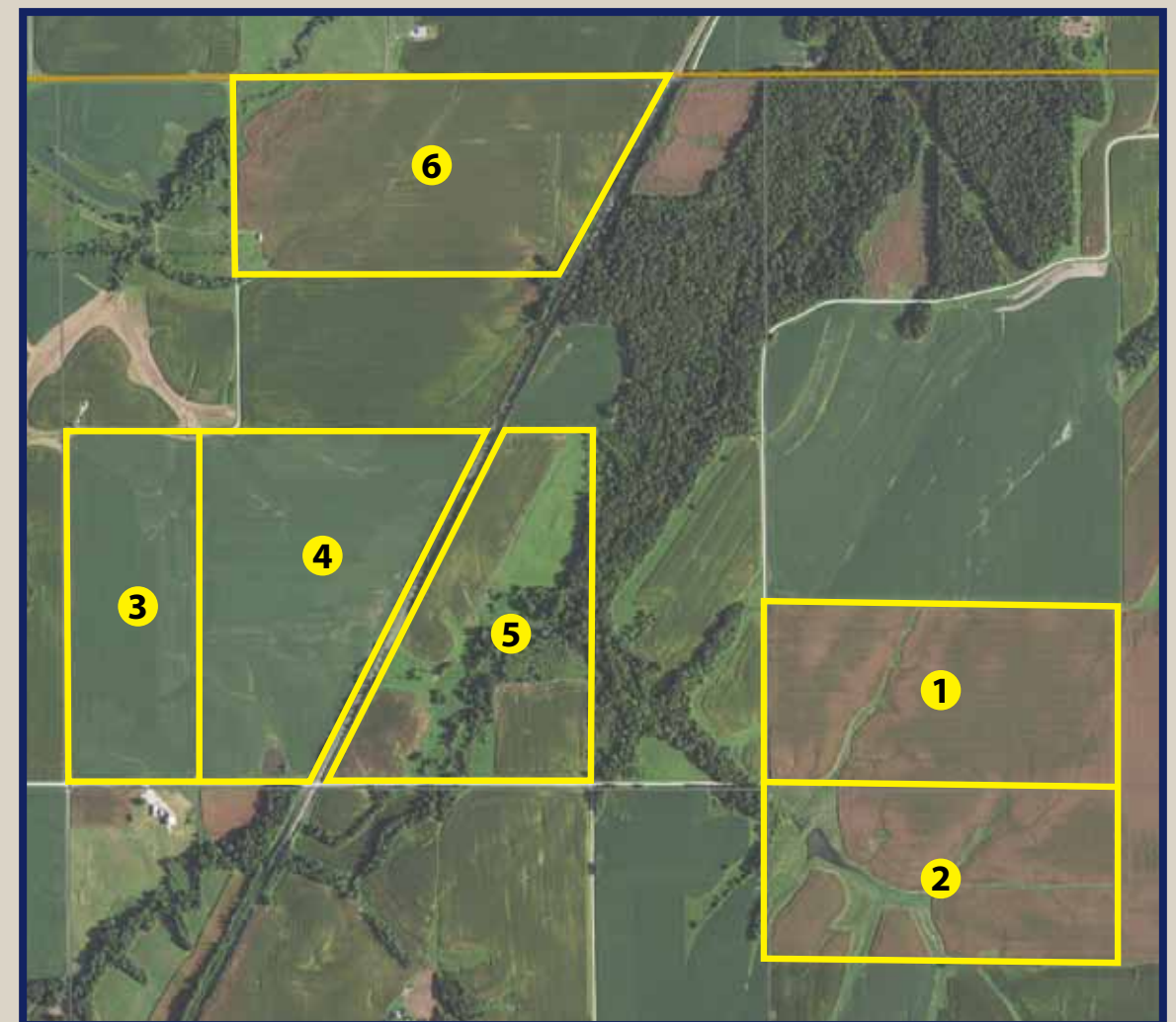
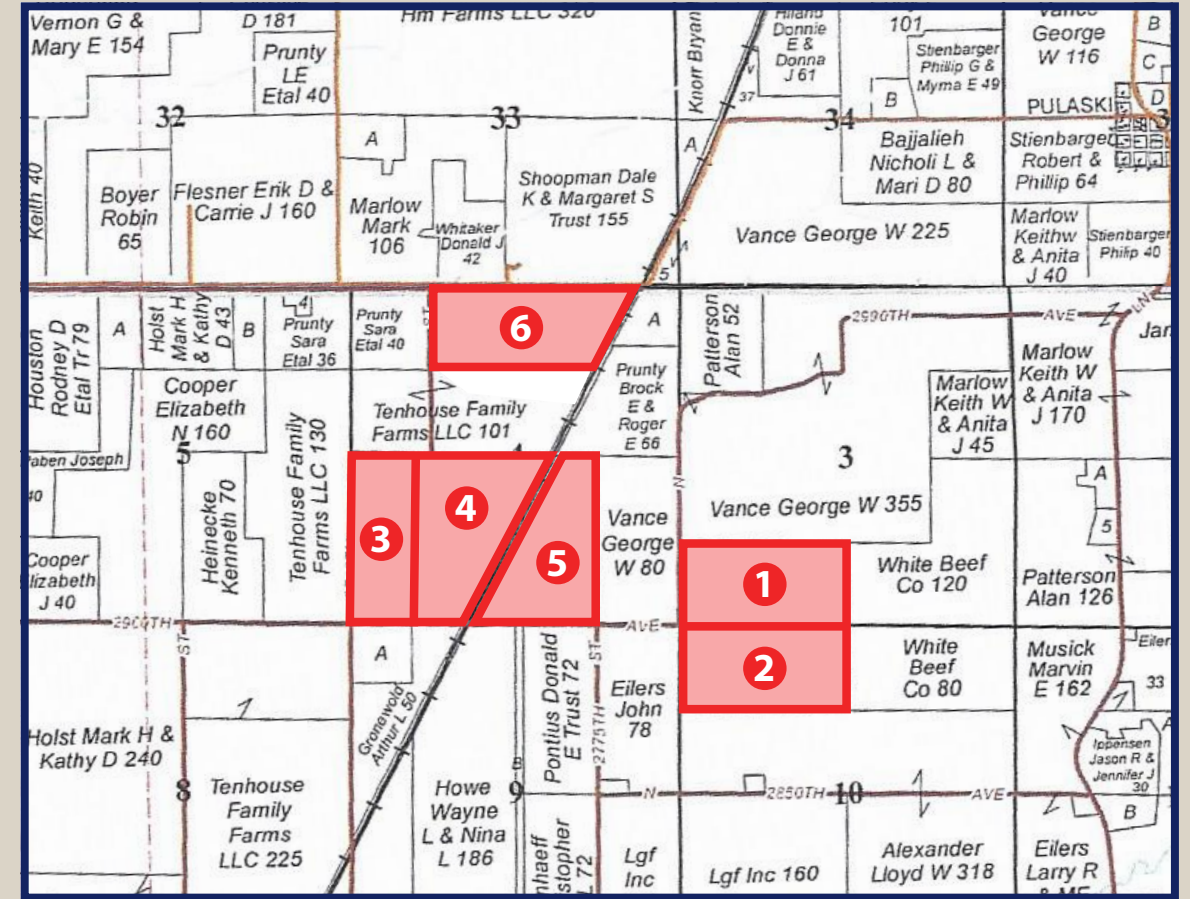
- The S1/2 of Section 4 being east of the Railroad ROW, except the east 80 acres, T2N, R5W.
- FSA indicates 52.08 tillable acres. 12.89 NHEL & 39.19 HEL.
- The balance of this tract is mostly wooded draws.
- Soil types are Ursa, Fishhook, Timewell, Keomah and Clarksdale. PI 106.
- Access is by Road 2900N along the south side.

TRACT 6 - 96 Acres (subject to survey)

- The N1/2 of the N1/2 of Section 4, lying west of the Railroad ROW and east of Road 2725E.
- FSA indicates 92.74 tillable acres. 85.39 NHEL & 7.35 HEL.
- Soil types are mostly Timewell, Ipava, Emery, Coatsburg and Ursa. PI 122.
- Roads 3000N on the north and 2725E on the west.

SOIL MAPS ON REVERSE SIDE

THIS WILL BE A LIVE IN-PERSON AND ON-LINE AUCTION



METHOD & TERMS OF SALE

All tracts sell on a price per acre basis with the exact acres to be determined by a survey which will be completed prior to the auction. Ten percent of the purchase price is to be paid on the day of sale with the balance due on or before September 16, 2022. Title Insurance will be provided by the Sellers. The 2022 real estate taxes which are due and payable in 2023 will be paid by the Sellers with the Buyers being responsible for all subsequent taxes. Immediately following the auction, the successful bidders 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 the attorney for Sellers, Dustin Clark, 217-322-3338. This farm sells subject only to a farm lease for the remainder of the 2022 crop year, and buyers will have permission to perform fall tillage work after harvest is completed.

ALL ANNOUNCEMENTS MADE AT THE AUCTION SHALL SUPERSEDE ANY PRIOR ADVERTISING.

THE CLARA WHITE HEIRS, SELLERS

ATTORNEYS FOR SELLERS

DUSTIN T. CLARK

CLARK & JONES, ATTORNEYS AT LAW

211 W. WASHINGTON STREET, RUSHVILLE, IL 62681 • 217-322- 3338

MATTHEW J. CATE

BARBER, SEGATTO, HOFFEE, WILKE & CATE, LLP

831 E. MONROE, SPRINGFIELD, IL 62701 • 217-544-4868

MIKE SULLIVAN LAND SALES, LLC

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

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

THE CLARA WHITE HEIRS 8-16-22

