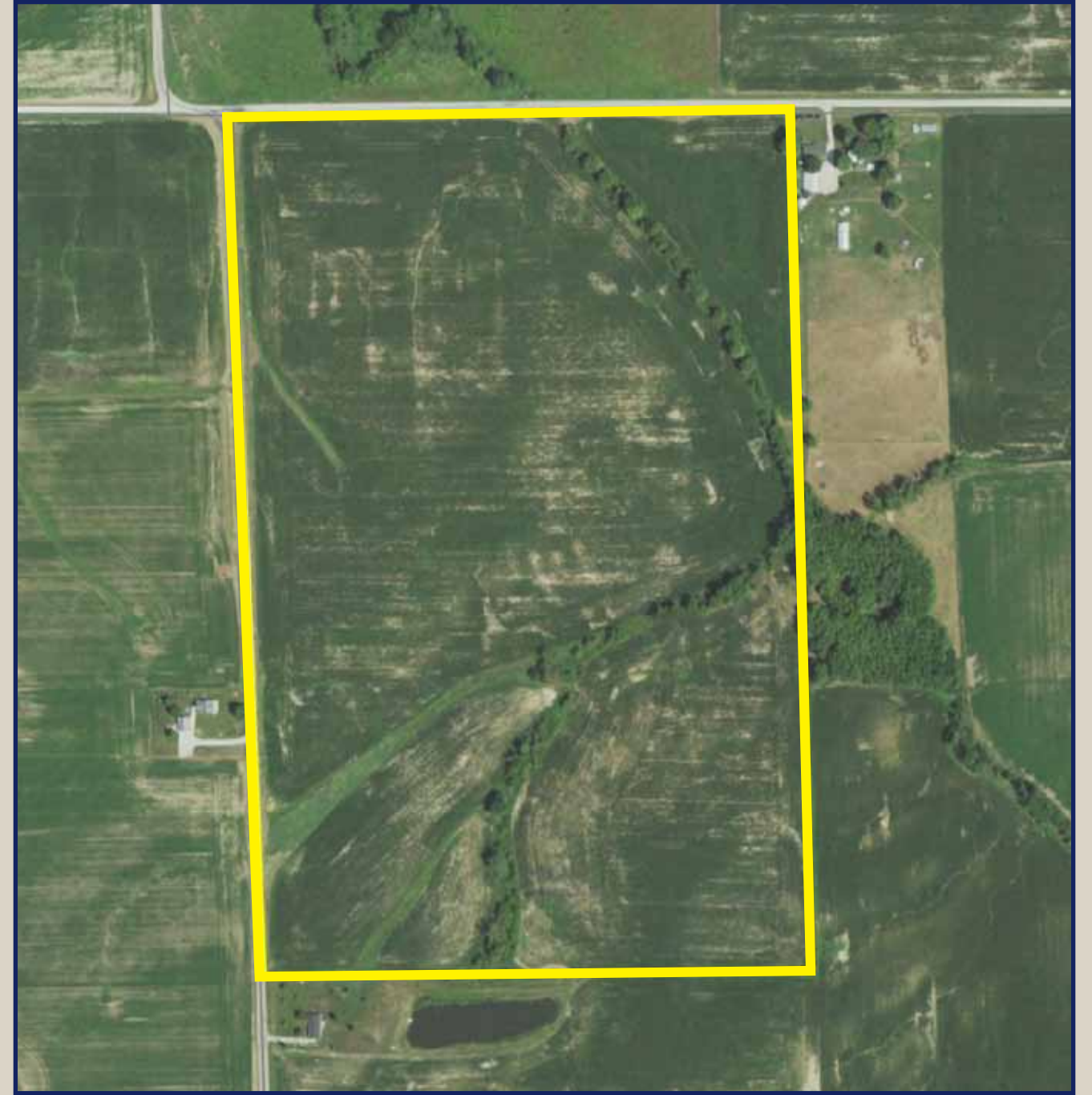


TUESDAY, MAY 11, 2021 • 11:00 AM

AUCTION TO BE HELD AT THE EAGLES CLUB, HIGHWAY 94 NORTH, CARTHAGE, IL.



LOCATION & GENERAL INFORMATION

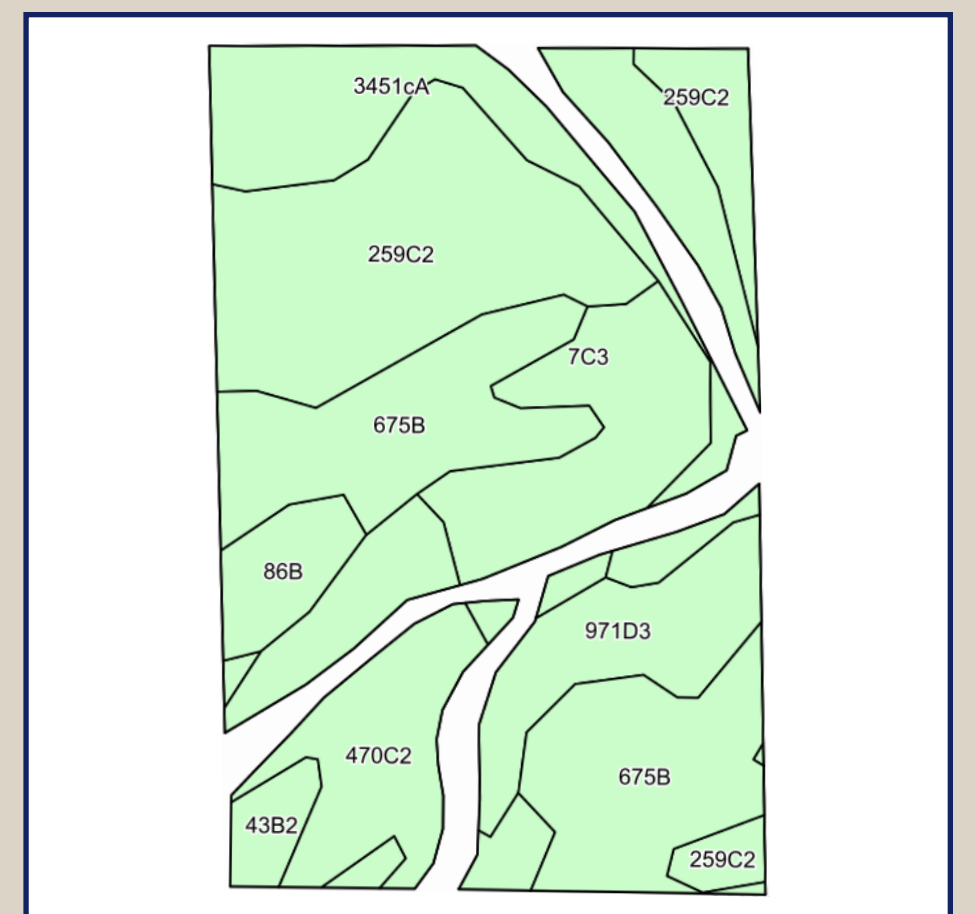
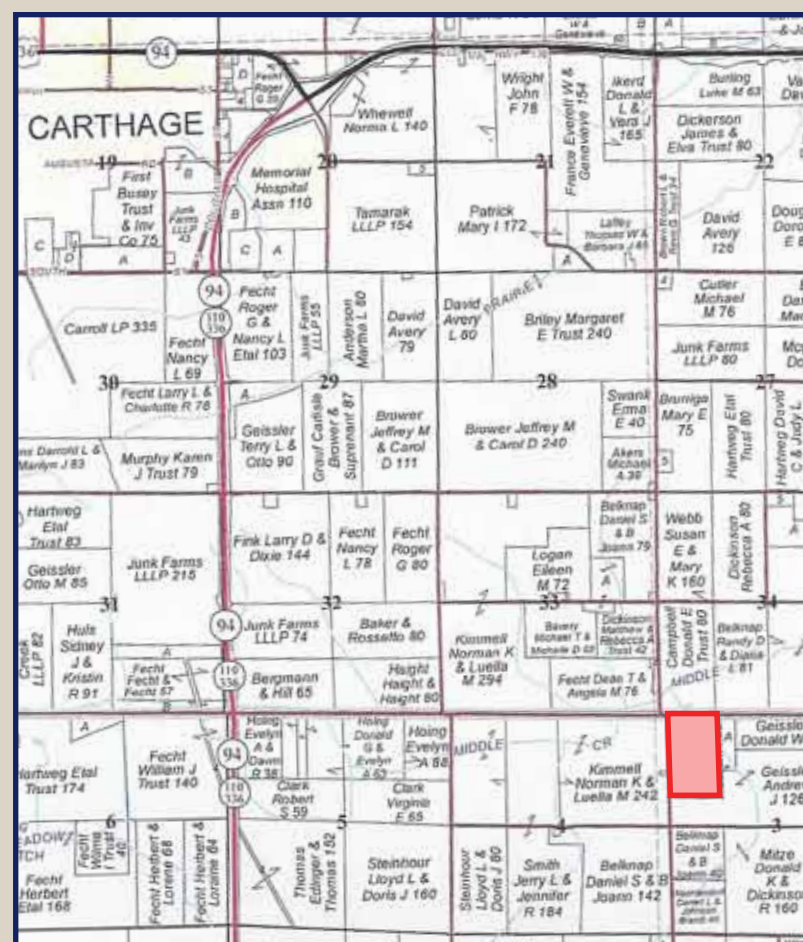
The Belshaw farm, containing 60 acres, is located 2 miles south of Carthage, IL on IL 336 Expressway to Road 1200N, then 2 miles east. It is the North 60 Acres of the West Half of the Northwest Quarter of Section 3, of Harmony Township, Hancock County, IL. There are 55 acres tillable with the balance being waterways. Soil types include mostly Assumption, Greenbush, Lawson and Keller with a 113 PI. This unimproved tract of land sells subject to a farm lease for the 2021 farming season with the Buyer to receive the cash rent. There is a very nice building site on the west side along Road 2200E with a Dallas Rural Water meter on site. Road 1200N borders the north end.

Note the 11:00 AM starting time. If you're farming and want to attend this auction during your lunch break, you'll be headed back to the field within 30 minutes. Live phone bidding is also available by contacting Mike Sullivan, 217-357-5252.

METHOD & TERMS

Ten percent of the bid price is to be paid on the day of sale with the balance due on or before June 25, 2021 and upon delivery of a Warranty Deed. Title Insurance in the full amount of the purchase price will be provided by the Seller. Possession will be given at time of closing subject to a cash rent lease for 2021 with the Purchaser receiving said rent payment. Contact auctioneer for details. The 2020 real estate taxes due this year will be paid by the Seller with the 2021 and subsequent taxes being the responsibility of the Buyer. Immediately following the auction, the successful Buyer will be required to enter into a written purchase agreement with the Seller. A copy of said contract may be reviewed prior to the auction by contacting attorney Albert Ancelet, 217-357-2107.

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



Area Symbol: IL067, Soil Area Version: 14				
Code	Soil Description	Acres	Corn Bu/A	PI
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	12.93	**152	**111
**675B	Greenbush silt loam, 2 to 5 percent slopes	11.85	**182	**133
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	8.73	190	140
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	7.38	**137	**103
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	6.02	**87	**67
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	4.30	**87	**65
**86B	Osco silt loam, 2 to 5 percent slopes	1.91	**189	**140
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	1.42	**181	**135
Weighted Average			152.3	112.5

EILEEN BELSHAW, OWNER

ATTORNEY FOR SELLER, ALBERT V. ANCELET

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

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