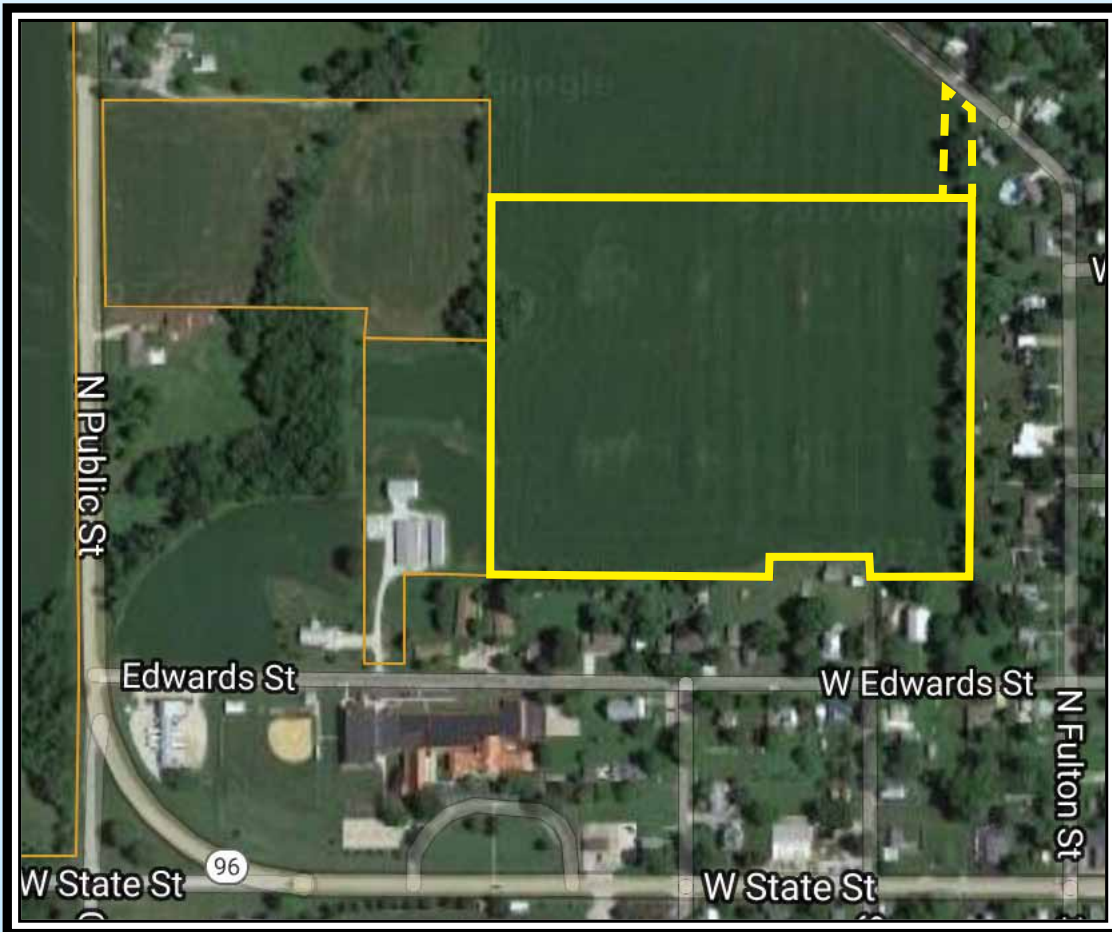


Sullivan & Son

AUCTION



ADAMS COUNTY, IL 21 AC. LAND AUCTION PAYSON, ILLINOIS



THUR., FEBRUARY 22, 2018 • 10 AM

AUCTION TO BE HELD AT THE PAYSON TOWN HALL,
114 NORTH MAIN STREET, PAYSON, IL

GENERAL INFORMATION

The Cole property is located in the Southeast Quarter of Section 7 of Payson Township, Adams County, Illinois. It is inside the Payson City Limits and is accessible from the south by taking N Franklin Street north 1½ blocks or from the north by way of a 66' easement off of N Fulton Street. This 21-acre tract is slightly rolling, has several terraces and is nearly all tillable with a PI of 125. Complete possession including 2018 farming rights will be given. Besides farming, this property offers potential development opportunities.

PROSPECTIVE BUYERS NEED TO CONTACT MIKE SULLIVAN 217-357-5252 OR DAN COLE 217-430-8735 BEFORE ENTERING ONTO THIS PROPERTY

TERMS OF SALE

The farm will be sold on a price per-acre basis and based on 21 acres. Ten percent of the bid price to be paid on the day of sale with the balance due on or before March 22, 2018 and upon delivery of deed. Title insurance will be provided by the Sellers. The 2017 real estate taxes due and payable in 2018 will be paid by the Sellers with the 2018 and all subsequent taxes being the responsibility of the Buyer. Following the auction the Buyer(s) shall enter into a written contract with the Sellers. To inspect this contract prior to the auction contact James A. Rapp, 217-223-3030, attorney for Sellers. All announcements made at the auction supersede any prior advertising.

DAN & MARY COLE

ATTORNEY FOR SELLER - JAMES A. RAPP
Schmiedeskamp, Robertson, Neu & Mitchell LLP, 525 Jersey, Quincy, IL 62301

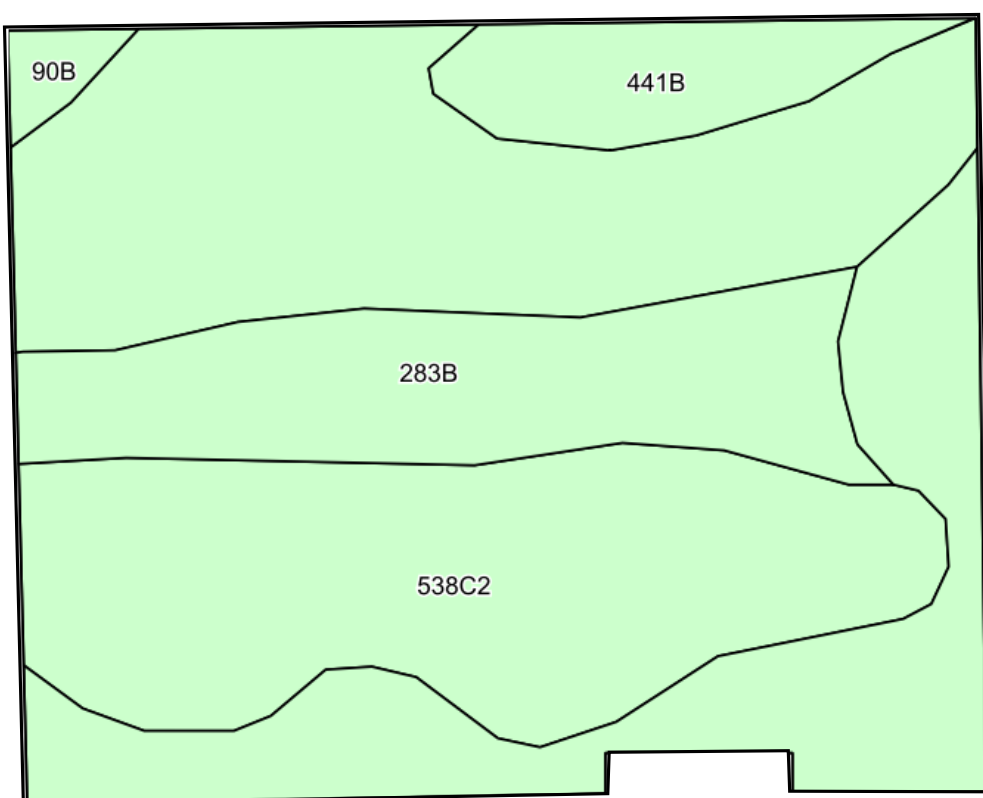
SULLIVAN & SON AUCTION LLC.

1995 E CR 650, PO Box 68, CARTHAGE, IL 62321 • PHONE 217-743-5200

MIKE SULLIVAN IL LIC. #440.000469

www.sullivansonauction.com

WILL SULLIVAN IL LIC. #441.001720



Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**538C2	Emery silt loam, 5 to 10 percent slopes, erodes	11.72	57.3%	**161	**50	**117
**441B	Wakenda silt loam, 2 to 5 percent slopes	5.15	25.2%	**185	**58	**138
**283B	Downsouth silt loam, 2 to 5 percent slopes	3.35	16.4%	**182	**56	**135
**90B	Bethalto silt loam, 2 to 5 percent slopes	0.23	1.1%	**181	**56	**133
				170.7	53.1	125.4