

TUESDAY, APRIL 18, 2023 • 9:00 AM

AUCTION TO BE HELD ON-SITE LOCATED AT 875N CR 300, WARSAW, IL. (SEE DETAILED DIRECTIONS LISTED BELOW)



REAL ESTATE INFORMATION
(SELLS AT 12:00 NOON)

The Tanner Farm is located 3 miles south of Warsaw, IL on Bottom Road to Roads 390E-750N, then 1 mile west and 1 mile north. From Hamilton, IL, take Highway 96 south approximately 6 miles to Road 750N, then 3 miles west and a short distance south to 390E-750N, then 1 mile west and 1 mile north.

Selling 140.58 taxable acres situated in Sections 16 & 21 of Wilcox Township, Hancock County, IL. FSA figures indicate 137.53 tillable acres with the balance being the building area which includes the following: Several barns and sheds. Grain bin. (3) Harvestore silos with (2) connecting covered line bunks. Concrete lots with automatic cattle waterers.

The farm is nearly all under irrigation with 3 Reinke Electrogator center pivot systems. Soil types are Medway, Zumbro, Sarpy and Beaucoup with a 116 Productivity Index. This farm sells free and clear of any farm tenancy for the 2023 farming season. At the conclusion of the sale and upon signature of contract and payment of ten percent down, the successful buyer will have permission to begin farming the tillable acres. Complete possession will be given at time of closing.



SOIL MAP & MORE PHOTOS ON REVERSE SIDE



METHOD & TERMS OF SALE

The farm will be sold as 1 tract. Bidding will be on a price per acre basis and based on 140.58 acres. Ten percent of the total selling price is due at the conclusion of the land auction with the balance to be paid on or before May 18, 2023. Title Insurance in the full amount of the purchase price will be provided by the Seller. The 2022 real estate taxes due in 2023 will be paid by the Seller. The 2023 real estate taxes due in 2024 are to be paid by the Buyer. Complete possession will be given at time of closing. Immediately following the sale of the farm, the Buyer will be required to enter into a purchase contract with the Seller. Any questions concerning the contract may be directed to Thomas Hartzell 217-357-3121, Attorney for Seller. All announcements made at the auction shall supersede any prior advertising.

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

Case 1175 tractor with cab and front & rear wts; Case 1175 tractor with cab and duals; Case 1070 tractor, open station, needs repairs; (2) AC WD45 tractors (1 wide & 1 narrow) both run, AC WD tractor; Gleaner F2 diesel combine (SN-FK46956V), 13' platform, 28L-26 tires (1 owner); Gleaner 6R 20" corn head.

2013 JD 326D skidsteer with 70" bucket, 3738 hrs; NH LX 885 Turbo skidsteer (currently not running); skidsteer attachments to sell separate - Tomahawk HD 72" hyd grapple; bale prongs; pallet forks; (2) pto manure spreaders, one is NH 510 with hyd rear gate; Krone AMT 323CV 10' rotary disc mower conditioner; Ford NH 900 silage chopper with 6' hay pick-up head; (2) older NH silage wagons with roofs & tandem gears; Gehl 99 Hi-Throw, Kasten & Supreme silage blowers; Kelly-Ryan 10'x14' silage table (for unloading trucks); AC hay rake; MC 9' rotary scythe.

JD 1000 24' field cultivator; Krause 19' disk; Fuerst 28' chain harrow; 20' harrowgator; Glencoe 13' disc-chisel; White 588 5-bottom plow; Crustbuster 3400 DD 22x8 drill; JD 7000 12-row 20" planter on Donahue implement trailer. Hutchinson 10"x62' swing-away auger; other augers; Bush Hog 15' batwing mower; Ford 6' rotary mower; Kewanee 500 galvanized 30' elevator with electric motor (good); (2) gravity wagons; 500-gal trail sprayer with 24' folding boom;

1977 IHC 1810B cabover truck with 15' grain bed; IHC tandem dump truck with Cat 3208 (currently not running); (3) older pickups that run - Ram 2500 4WD, '01 Ford Ranger Ext cab & '00 Ford Ranger Edge single cab; 1987 Kiefer Built 20' steel GN livestock trailer; 18' flatbed bumper hitch trailer.

(14) new tires on rims for irrigation machines (11R-24.5 & 11.2-24); Honda 200 3-wheeler; Cub Cadet LT1042 mower; Lincoln 225 welder; vertical 5hp air-comp; torch; lg vise; hardware; tools; misc.



LARRY TANNER

DEBORA MORTIMER, POWER OF ATTORNEY
 THOMAS HARTZELL, ATTORNEY FOR SELLER

TUCKER, HARTZELL & BRYANT • 608 WABASH, CARTHAGE, IL 62321 • 217-357-3121

MIKE SULLIVAN LAND SALES, LLC

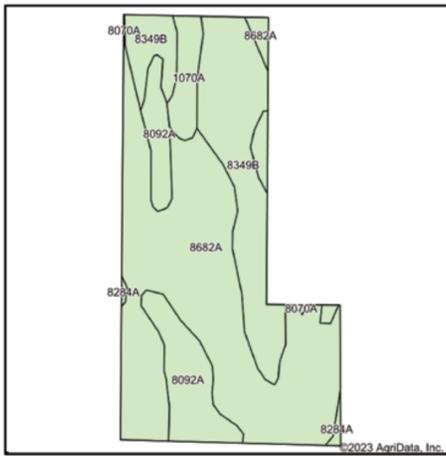
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LARRY TANNER FARM 4-18-23

SOIL MAP



Code	Soil Description	Acres	Percent of field	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
8682A	Medway loam, 0 to 2 percent slopes, occasionally flooded	81.06	55.6%	176	57	131
8349B	Zumbro sandy loam, 1 to 6 percent slopes, occasionally flooded	38.13	26.1%	133	44	98
8092A	Sarpy sand, 0 to 2 percent slopes, occasionally flooded	19.56	13.4%	111	38	84
1070A	Beaucoup silty clay loam, undrained, 0 to 2 percent slopes, occasionally flooded	6.15	4.2%	176	58	132
8284A	Tice silt loam, 0 to 2 percent slopes, occasionally flooded	0.81	0.6%	184	57	134
8070A	Beaucoup silty clay loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	0.17	0.1%	176	58	132
Weighted Average				156.1	51.1	116.1

