

TUESDAY, NOVEMBER 24, 2020 • 10:00 AM

AUCTION TO BE HELD AT THE "GOLDEN WINDMILL" IN GOLDEN, IL.

COVID INFORMATION - If State regulations require changes in the use of this facility, notice will be posted on our website. Seating will be arranged for social distancing. Masks will be required to enter the building and provided if needed. Anyone who is uncomfortable attending, may contact Mike Sullivan prior to sale day to arrange for phone bidding. Thank you.

LOCATION & GENERAL INFORMATION

All tracts are located within a distance of 1 ½ miles, between the east edge of Augusta, IL and the Schuyler County line, along Highway 101. This is a unique opportunity to purchase some Class A, West Central Illinois, farmland as well as a sizeable amount of very nice improved pasture and cattle feeding setups. The acres listed are estimated, with the exact acres to be announced and posted as soon as a survey is completed.

TRACT 1 - 106 acres of level, tillable farm ground with Ipava, Virden and Timewell soils and a Productivity Index of 136. This top producing tract of land is situated in the N1/2 of Section 23 of Augusta Township and borders Highway 101 on the south, Road 300N on the north and Magill Street on the west. It is unimproved.

TRACT 2 - 87 acres of level, tillable farm ground with Timewell, Clarksdale, Virden and Ipava soils and a Productivity Index of 134. It's situated in the N1/2 of the NE1/4 of Section 24 of Augusta Township. Road 3050E borders the west end. It is unimproved.

TRACT 3 - 75 acres of level to gently rolling farm ground with 73 acres tillable. The soil types include Timewell, Clarksdale and Ipava with a Productivity Index of 132. It is part of the S1/2 of the NE1/4 of Section 24 of Augusta, Township. Highway 101 borders part of the south side, Road 3050E on the west end, and tract 2 on the north. It is unimproved.

TRACT 4 - 82 acres being level to rolling with FSA figures indicating 78 acres tillable, although currently there are 10 acres of grass hay ground with a short wooded draw. The productivity Index on what's being farmed is 123. This tract is in the S1/2 of Sections 23 and 24 of Augusta Township. Highway 101 borders the north end and the east side borders tract 6. It is unimproved.

TRACT 5 - 48 acres of level to gently rolling farm ground with 44 acres tillable and containing mostly Timewell, Ipava, Clarksdale and Greenbush soils with a Productivity Index of 131. This tract is situated in the SE1/4 of Section 24 of Augusta Township. Highway 101 borders the north end with Road 3080E on the east and Tract 6 bordering the west and south. It is unimproved.

TRACT 6 - 178 acres with approximately 32 acres tillable containing Ipava, Clarksdale, Osco, Keller and Greenbush soil, with a Productivity Index of 126. The balance of the farm is mostly open, rolling, improved pasture. It's improved with a 20'x70' concrete stave silo, a 30'x142' open front livestock building with 88' concrete bunk line feeder, an older barn and a 26'x84' open front building. This is a very nice livestock farm with a good pond and most of it being well fenced. There is an ingress-egress easement along the west end between the boundary line and the pasture fence, for the benefit of the landowner to the south. This tract is situated in the S1/2 of Section 24 of Augusta Township, and between tracts 4 and 5, with Highway 101 on the north side.

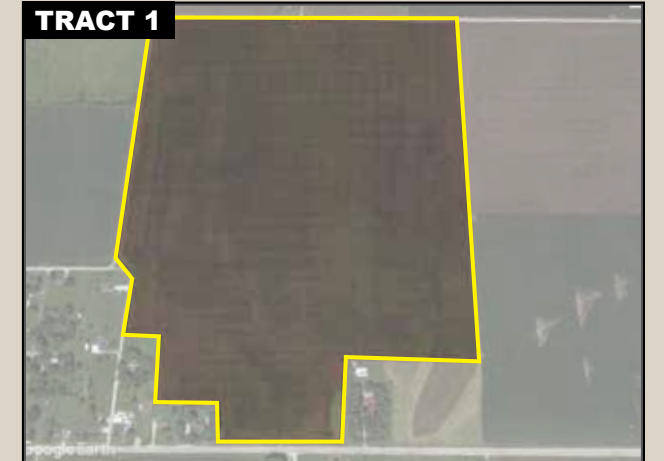
TRACT 7 - 4 acres located along the north side of Highway 101 with tract 3 bordering the other 3 sides. It's improved with a 20'x60' concrete stave silo, a 273' concrete bunk line feeder, a large gambrel roof barn, and a 26'x40' livestock shed. It is in the SE1/4 of the NE1/4 of Section 24 of Augusta Township.

METHOD AND TERMS OF SALE

Tracts 1-6 will be sold on a price per acre basis with a survey which will be completed prior to sale day determining the exact acres of each tract. Tract 7 will be sold for a total dollar amount. Each tract will be sold separately and will not be combined. Tracts 2 and 3 will be sold "Buyer's Choice" with the successful bidder having the opportunity of taking either or both tracts. Ten percent of the bid price to be paid immediately following the auction, at which time Buyers shall enter into a written contract with the Sellers. The balance of the purchase price is due within 30 day and upon delivery of a Warranty Deed. Title Insurance will be provided by the Sellers. The 2020 real estate taxes, due and payable in 2021, will be paid by Sellers, by way of credit from Seller to Buyer, at time of closing, based on the last ascertainable taxes. To examine the purchase contract prior to sale day, contact Larry Kwacala, attorney for Sellers, 309-837-5000. All tracts sell subject to the current tenants rights through February 28, 2021.

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

PLATS • AERIALS • SOIL MAPS • PHOTOS ON REVERSE SIDE



**DONALD C. BEARD & WILLIAM C. BEARD, CO-TRUSTEES OF
 THE BEARD & HATFIELD TRUSTS**

ATTORNEY FOR SELLERS - LAWRENCE KWACALA

FLACK, MCRAVEN & STEPHENS • 32 W. SIDE SQ., MACOMB, IL 61455 • 309.837.5000

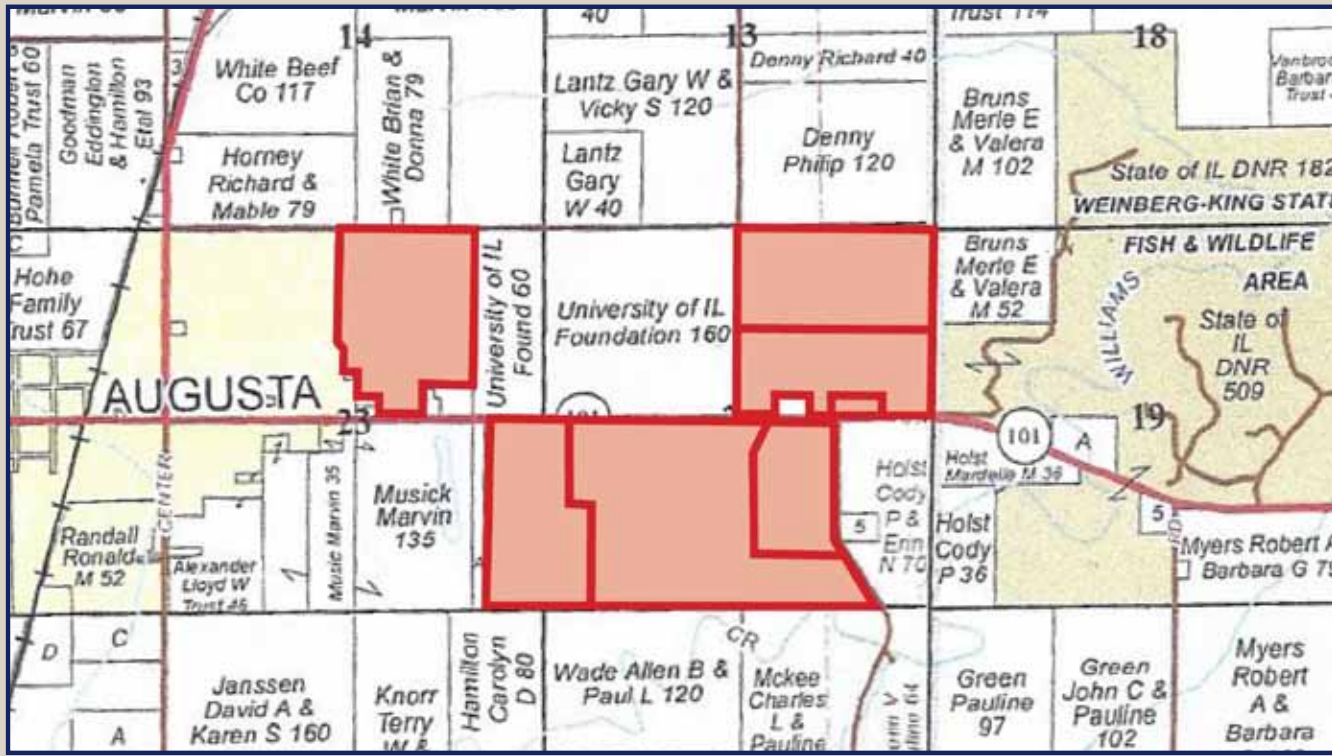
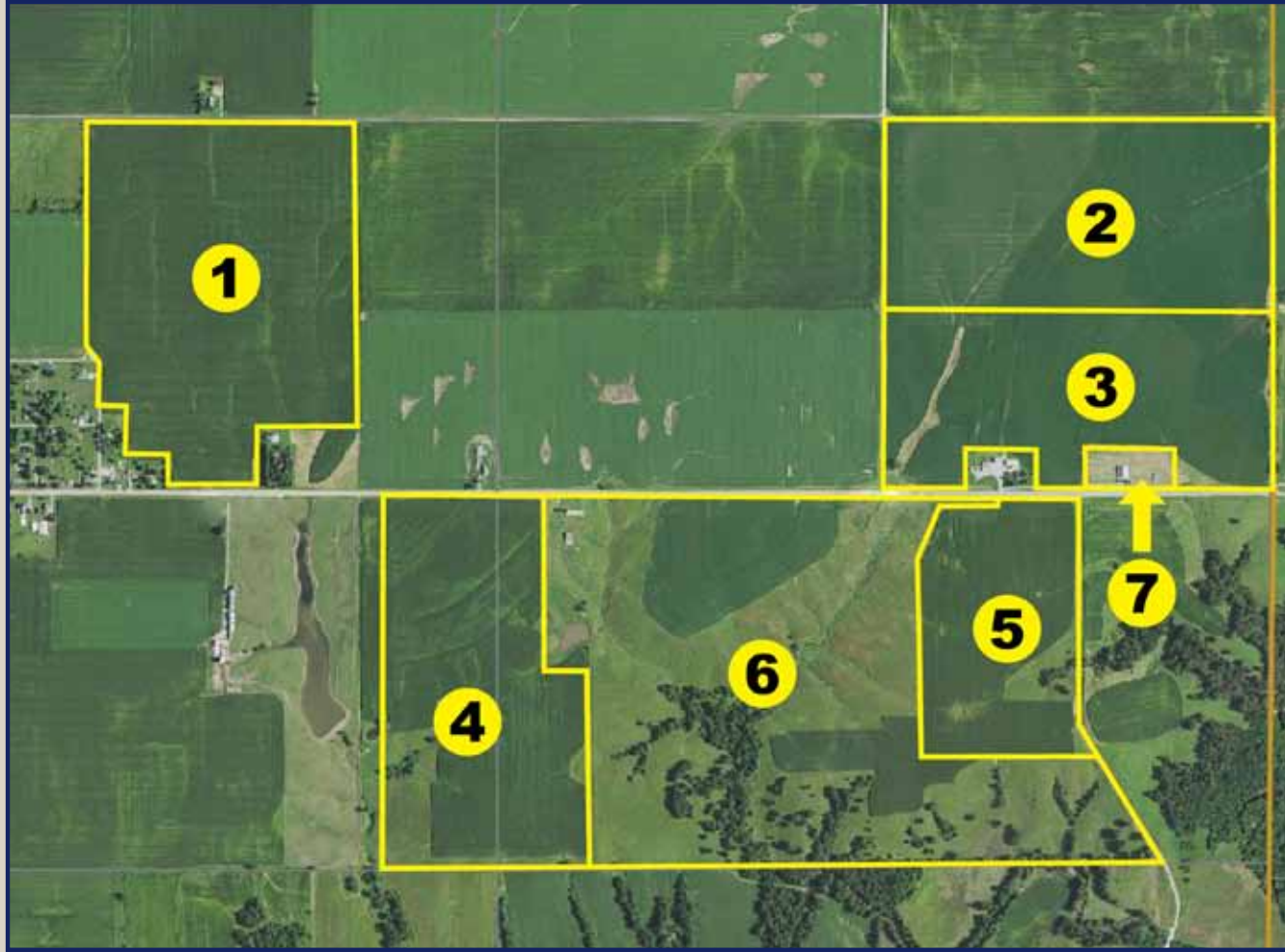
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THE BEARD & HATFIELD TRUSTS



TRACT 1

Code	Soil Description	Acres	Percent of field	Corn Bu/A	PI
50A	Virden silty clay loam, 0 to 2 percent slopes	34.40	32.7%	182	136
699A	Timewell silt loam, 0 to 2 percent slopes	27.49	26.1%	185	138
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	24.84	23.6%	**181	**135
43A	Ipava silt loam, 0 to 2 percent slopes	13.99	13.3%	191	142
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	2.97	2.8%	**137	**103
111A	Rubio silt loam, 0 to 2 percent slopes	1.46	1.4%	150	114
				182.1	135.6

TRACT 2

Code	Soil Description	Acres	Percent of field	Corn Bu/A	PI
699A	Timewell silt loam, 0 to 2 percent slopes	28.85	32.5%	185	138
257A	Clarksdale silt loam, 0 to 2 percent slopes	20.56	23.1%	174	128
**257B	Clarksdale silt loam, 2 to 5 percent slopes	12.72	14.3%	**172	**127
50A	Virden silty clay loam, 0 to 2 percent slopes	12.17	13.7%	182	135
**43B	Ipava silt loam, 2 to 5 percent slopes, eroded	6.15	6.9%	**189	**141
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	5.45	6.1%	**181	**135
43A	Ipava silt loam, 0 to 2 percent slopes	3.00	3.4%	191	142
				180.4	133.9

TRACT 3

Code	Soil Description	Acres	Percent of field	Corn Bu/A	PI
699A	Timewell silt loam, 0 to 2 percent slopes	24.61	33.7%	185	138
257A	Clarksdale silt loam, 0 to 2 percent slopes	22.41	30.7%	174	128
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	16.09	22.0%	**181	**135
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	6.83	9.4%	**137	**103
**257B	Clarksdale silt loam, 2 to 5 percent slopes	2.17	3.0%	**172	**127
43A	Ipava silt loam, 0 to 2 percent slopes	0.93	1.3%	191	142
				175.9	130.7

TRACT 4

Code	Soil Description	Acres	Percent of field	Corn Bu/A	PI
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	34.93	46.5%	**181	**135
43A	Ipava silt loam, 0 to 2 percent slopes	14.04	18.7%	191	142
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	8.98	12.0%	**87	**67
**915D2	Elco-Ultra complex, 10 to 18 percent slopes, eroded	7.27	9.7%	**114	**85
699A	Timewell silt loam, 0 to 2 percent slopes	5.06	6.7%	185	138
50A	Virden silty clay loam, 0 to 2 percent slopes	3.09	4.1%	182	135
**250C2	Assumption silt loam, 5 to 10 percent slopes, eroded	1.04	1.4%	**152	**111
**8C	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.73	1.0%	**86	**65
				164.1	122.5

TRACT 5

Code	Soil Description	Acres	Percent of field	Corn Bu/A	PI
699A	Timewell silt loam, 0 to 2 percent slopes	16.17	38.1%	185	138
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	7.97	18.8%	**181	**135
257A	Clarksdale silt loam, 0 to 2 percent slopes	6.06	14.3%	174	128
**257B2	Clarksdale silt loam, 2 to 5 percent slopes, eroded	4.87	11.5%	**165	**122
**675B	Greenbush silt loam, 2 to 5 percent slopes	3.81	9.0%	**182	**133
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	3.37	7.9%	**137	**103
**8C	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.10	0.2%	**86	**65
**915D2	Elco-Ultra complex, 10 to 18 percent slopes, eroded	0.06	0.1%	**114	**85
				176	130.7

TRACT 6

Code	Soil Description	Acres	Percent of field	Corn Bu/A	PI
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	8.13	24.4%	**181	**135
**257B2	Clarksdale silt loam, 2 to 5 percent slopes, eroded	6.29	18.9%	**165	**122
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	5.35	16.0%	**181	**134
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	3.41	10.2%	**137	**103
699A	Timewell silt loam, 0 to 2 percent slopes	2.78	8.3%	185	138
**675B	Greenbush silt loam, 2 to 5 percent slopes, eroded	2.50	7.5%	**182	**133
43A	Ipava silt loam, 0 to 2 percent slopes	2.41	7.2%	191	142
**8C	Hickory silt loam, cool mesic, 18 to 35 percent slopes	1.62	4.9%	**86	**65
257A	Clarksdale silt loam, 0 to 2 percent slopes	0.77	2.3%	174	128
**915D2	Elco-Ultra complex, 10 to 18 percent slopes, eroded	0.08	0.2%	**114	**85
				169.7	126

