

**TUESDAY, NOVEMBER 23, 2021 • 10:00 AM**

AUCTION TO BE CONDUCTED AT "RUDY'S CAFE", IN AUGUSTA, IL



**LOCATION & GENERAL INFORMATION**

The Green land is located in Schuyler and Hancock Counties. From Augusta, IL take Highway 101 approximately 2 miles east to Schuyler County Road 50E (Tower Road), then south 1 1/2 miles to Tract 1. Tracts 2, 3, & 4 are located 3/4 mile south of Highway 101 on Tower Road to Highland Road and then west. The residential real estate is located 1 block east of the 4-way stop, at 702 Main Street in Augusta, IL. The 4 tracts of land will be sold individually and in the order listed, followed by the Augusta home. The land sells subject to a rowcrop and pasture lease for 2022, with the buyers receiving the cash rent. Contact Auction Co for details. Hunting rights will be given at closing.

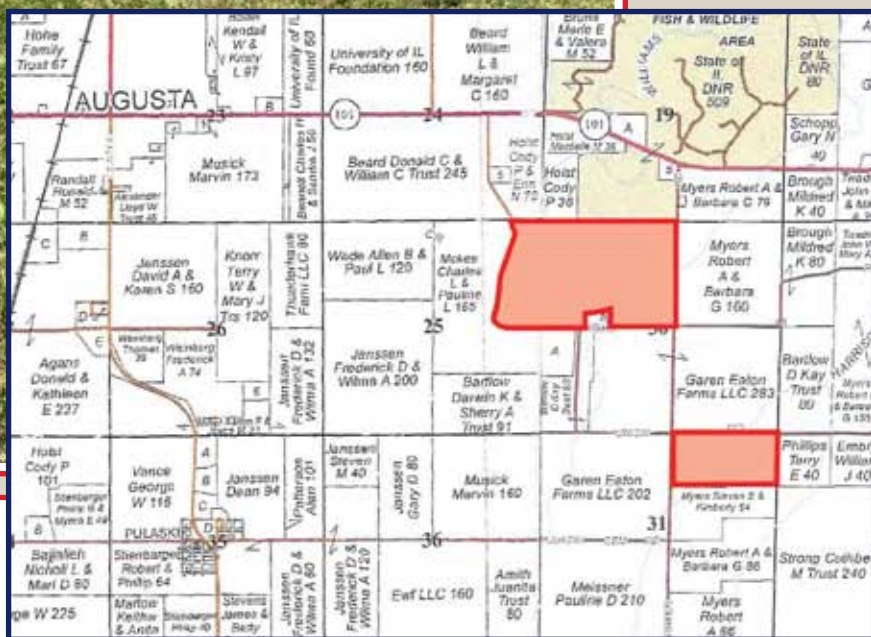
**TRACT 1** - 80 acres (subject to survey) located in the N1/2 of the NE1/4 of Section 31 of Birmingham Township. There are 75 acres tillable with the balance being a wooded draw. Soil types are Timewell, Keller, Ipava and Osco, with a 127 PI. Tower Road borders the west side and Union Road borders the north side.

**TRACT 2** - 98 acres (subject to survey), being part of the NW1/4 of Section 30 of Birmingham Township, Schuyler County and part of the NE1/4 of Section 25 of Augusta Township, Hancock County. There are approximately 80 acres tillable with mostly Keomah, Timewell, and Clarksdale soils, and a 126 PI. The balance is pasture and a few acres of timber. Highland Road borders the south side.

**TRACT 3** - 102 acres (subject to survey), which is situated in the E1/2 of the NW1/4 of Section 30, Birmingham Township, Schuyler County. This tract has 36 tillable acres with Keomah, Clarksdale and Fishhook soils and a 115 PI. There are 58 acres of rolling pasture and 8 acres of timber. It's improved with a machine shed and an older barn. Tower Road borders the east side and Highland Road borders the south.

**TRACT 4** - 62 acres (subject to survey), being part of NW1/4 of Section 30 of Birmingham Township, Schuyler County and part of the NE1/4 of Section 25 of Augusta Township, Hancock County. This tract is mostly timber with excellent hunting. It partially borders IL DNR property and Williams Creek winds through it. There are 12 tillable acres. Road 3080E borders the west side and Highland Road borders the south.

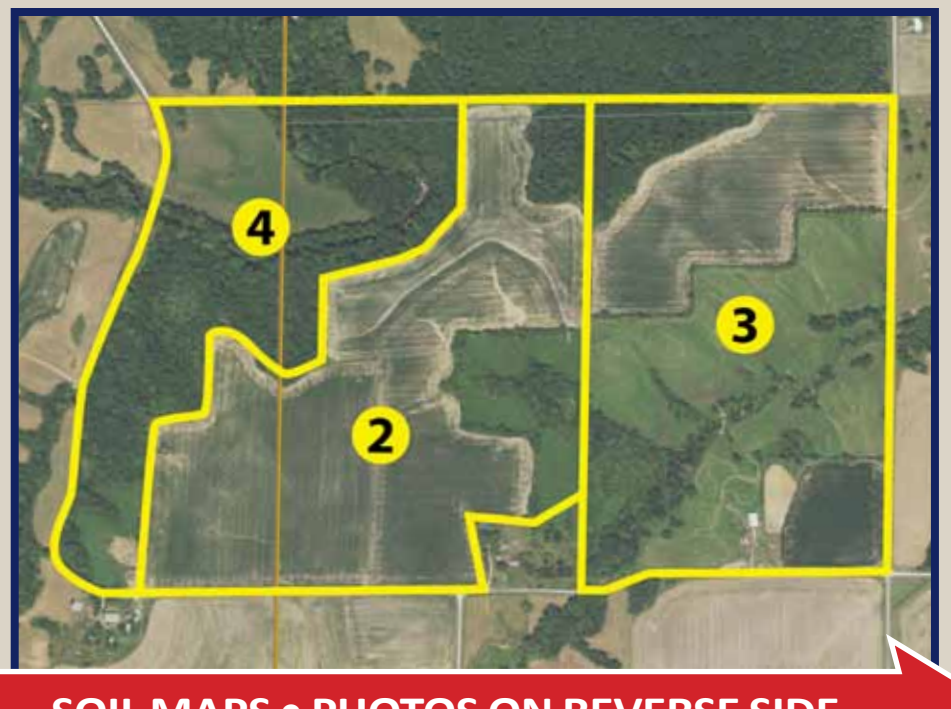
**RESIDENTIAL PROPERTY** - Located at 702 Main Street in Augusta, IL. This property is improved with a very nice, 1178 sq. ft., single story home. Features include 2 bedrooms, 1 bath, single car attached garage, crawl space, newer heat pump and recently replaced roof. The front of the home is brick and the approach to the garage is concrete. There will be an Open House on Sunday, October 31st and Sunday, November 7th, from 11am to 1pm both days, or call to set up a private showing.



**METHOD AND TERMS OF SALE**

The farm tracts will be sold on a price per acre bases, with the exact acres of each tract to be determined by a survey which will be completed prior to the auction. They will be offered individually and each sale will be final. The tracts will not be offered in combination. All 4 tracts sell subject to a farm lease for the year 2022 with the buyers receiving the cash rent. This includes the rowcrop and pasture land. Full hunting rights will be conveyed at closing. The residential property will be sold for a total dollar amount and full possession will be given. Ten percent of the bid price to be paid on sale day with the balance due on or before January 7, 2022. Title Insurance in the amount of the purchase price will be provided. Seller will pay the 2021 real estate taxes due in 2022 with the buyers being responsible for all subsequent taxes. Immediately following the auction the successful buyers will be required to enter into a purchase contract with the seller. A copy of said agreement may be inspected prior to the auction by contacting Eric Icenogle, attorney for seller.

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



SOIL MAPS • PHOTOS ON REVERSE SIDE

**PAULINE V. GREEN ESTATE**

ATTORNEY FOR ESTATE - ERIC ICENOGL

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**MIKE SULLIVAN LAND SALES, LLC**

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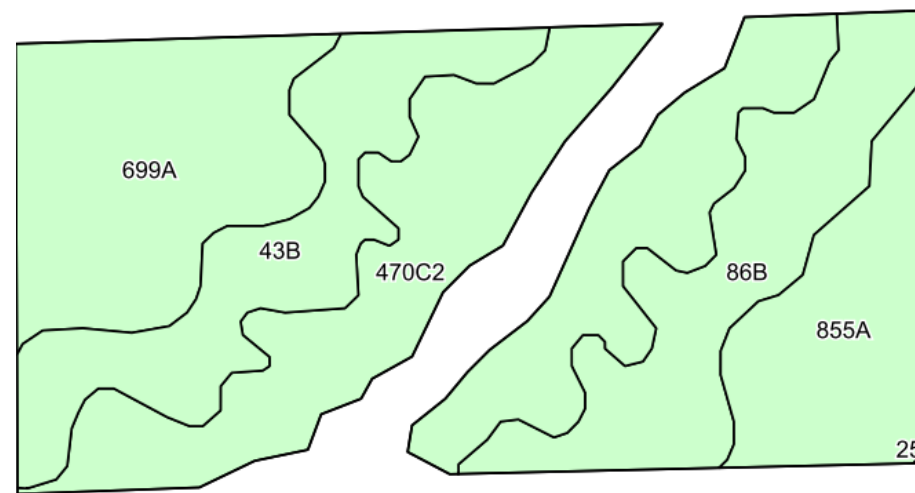
**OPEN HOUSE**  
 SUNDAY,  
 OCT 31 & NOV 7  
 11 AM - 1 PM



**PAULINE GREEN ESTATE 11-23-21**



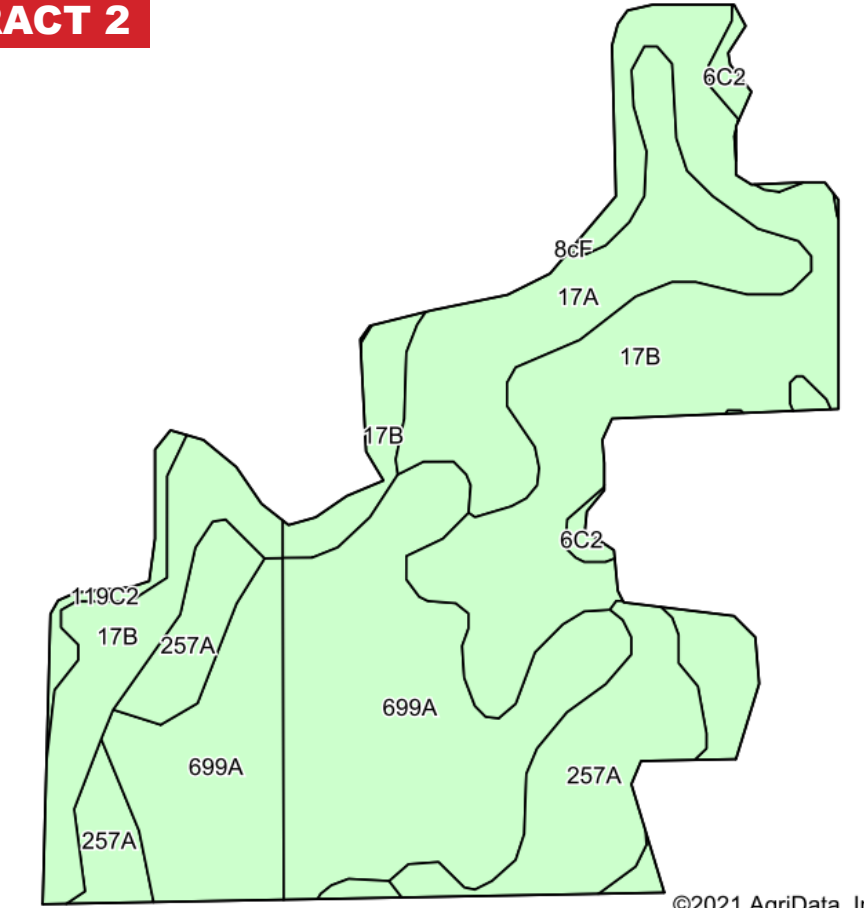
**TRACT 1**



Area Symbol: IL169, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Corn Bu/A	PI
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	24.06	33.6%	**137	**103
699A	Timewell silt loam, 0 to 2 percent slopes	14.49	20.2%	185	138
**86B	Osco silt loam, 2 to 5 percent slopes	12.01	16.8%	**189	**140
**43B	Ipava silt loam, 2 to 5 percent slopes	11.56	16.1%	**189	**141
855A	Timewell and Ipava soils, 0 to 2 percent slopes	9.50	13.3%	188	139
<b>Weighted Average</b>				<b>170.6</b>	<b>127.2</b>

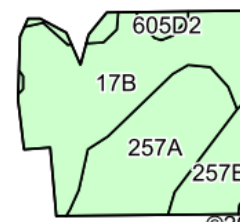
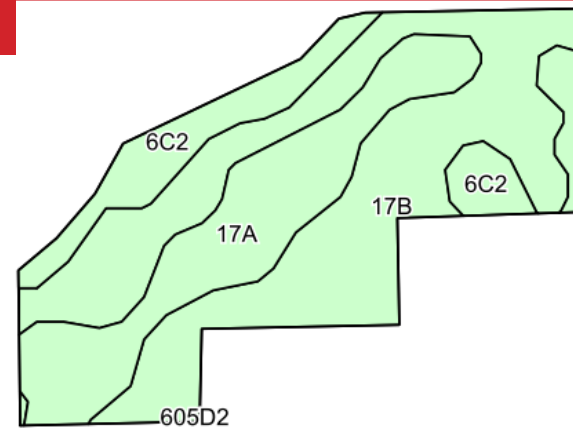
**TRACT 2**



Area Symbol: IL067, Soil Area Version: 14  
 Area Symbol: IL169, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Corn Bu/A	PI
**17B	Keomah silt loam, 2 to 5 percent slopes	23.09	29.5%	**159	**118
699A	Timewell silt loam, 0 to 2 percent slopes	17.52	22.4%	185	138
17A	Keomah silt loam, 0 to 2 percent slopes	10.49	13.4%	161	119
699A	Timewell silt loam, 0 to 2 percent slopes	8.00	10.2%	185	138
257A	Clarksdale silt loam, 0 to 2 percent slopes	6.98	8.9%	174	128
**17B	Keomah silt loam, 2 to 5 percent slopes	5.71	7.3%	**159	**118
257A	Clarksdale silt loam, 0 to 2 percent slopes	4.22	5.4%	174	128
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	1.08	1.4%	**140	**104
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	1.06	1.4%	**119	**87
<b>Weighted Average</b>				<b>169.1</b>	<b>125.5</b>

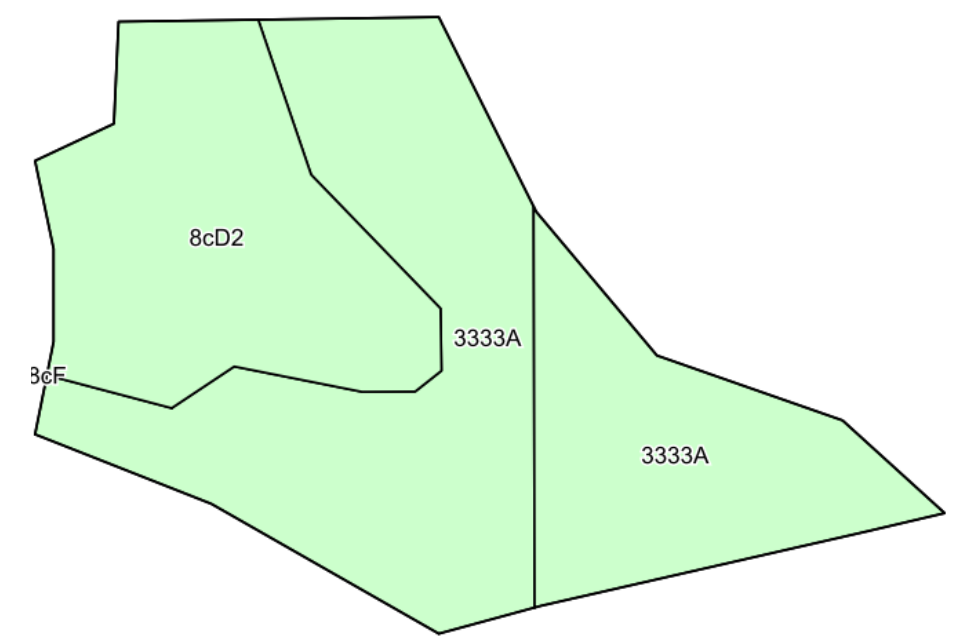
**TRACT 3**



Area Symbol: IL169, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Corn Bu/A	PI
**17B	Keomah silt loam, 2 to 5 percent slopes	18.68	53.8%	**159	**118
17A	Keomah silt loam, 0 to 2 percent slopes	7.33	21.1%	161	119
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	4.51	13.0%	**119	**87
257A	Clarksdale silt loam, 0 to 2 percent slopes	2.76	7.9%	174	128
**257B	Clarksdale silt loam, 2 to 5 percent slopes	1.03	3.0%	**172	**127
**605D2	Ursa silt loam, 10 to 18 percent slopes, eroded	0.43	1.2%	**95	**72
<b>Weighted Average</b>				<b>155</b>	<b>114.7</b>

**TRACT 4**



Area Symbol: IL067, Soil Area Version: 14  
 Area Symbol: IL169, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Corn Bu/A	PI
3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	5.04	43.5%	174	128
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	3.77	32.5%	**108	**82
3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	2.78	24.0%	174	128
<b>Weighted Average</b>				<b>152.5</b>	<b>113</b>