

## **HENDERSON** & HANCOCK COUNTY, IL LAND AUCTION **550 ACRES • 8 TRACTS** TUESDAY, NOVEMBER 21, 2023 • 10:00 AM

AUCTION TO BE HELD AT THE CLUBHOUSE IN LAHARPE, IL AS AN IN-PERSON AUCTION WITH LIVE INTERNET BIDDING AVAILABLE.

#### **LOCATION & GENERAL INFORMATION**

The Neff Estate land is situated in Sec. 20 of Terre Haute Township and Section 20 of Raritan Township in Henderson County, IL and in Sections 4, 8 & 17 of LaHarpe Township, Hancock County, IL. Tracts 1 & 2 are located ½ mile west of Terre Haute, IL. Tract 3 is located 2 miles west and 1½ miles south of Raritan, IL, or 8 miles north of Blandinsville, IL. Tracts 4 & 5 are located 3 miles north of LaHarpe, IL on Highway 94. Tracts 6, 7 & 8 are located 1 mile north and ½ mile west of LaHarpe, IL.

# 1

- **TRACT 1 28 Acres (subject to survey)**
- Part of the SW corner of the SE¼, Section 20, T8N, R5W.
- FSA figures indicate 28.7 NHEL tillable acres of cropland.
- Muscatine, Osco & Rozetta soils. PI 136.6
- Access on south side by Road 200N.



#### **TRACT 5 - 1 Acre Bin Site**

- Located 3 miles north of LaHarpe, IL along Hwy 94 adjacent to Tract 4
- Brock 12,000-bu grain bin with fan and stairs
- Brock 5,000-bu grain bin with fan
- (3) 5,000-bu grain bins with fans
- 18' x 21' metal Porta Garage with overhead door on concrete

#### **METHOD &** TERMS OF SALE

All tracts except Tract 5 will be sold on a price per acre basis with the exact acres to be determined by a survey which will be completed prior to the auction. Tract 5 will be sold for a total dollar amount. Tracts 1 & 2 will be sold Buyer's Choice, giving the successful bidder the option of taking either or both tracts. Tracts 3-8 will be sold in the order listed with each sale being final. Ten percent of the purchase prices to be paid on the day of sale with the balance due at closing on or before December 21, 2023. Title Insurance in the full amount of the purchase price will be provided by the Sellers. The 2023 real estate taxes which will be due in 2024 to be paid by the Sellers. Full possession, including 2024 farming rights, will be given at time of closing, with the exception of Tract 5 which will be reserved until the grain has been removed. Buyer of Tract 6 will receive, by credit at closing, the insurance payment on the wind damage to the machine shed. Immediately following the auction, the successful bidders will be required to enter into a written agreement with the Sellers. A copy of said contract may be examined prior to the auction by contacting Attorney for the Estate, Michael Neff, 309-924-1211.



- TRACT 2 90 Acres (subject to survey)
- W<sup>1</sup>/<sub>2</sub> of SW<sup>1</sup>/<sub>4</sub> and part of SW corner of E<sup>1</sup>/<sub>2</sub> of SW<sup>1</sup>/<sub>4</sub>, Section 20, T8N, R5W
- FSA figures indicate 90 NHEL acres of cropland and 2 acres of grass.
- Muscatine, Osco & Stronghurst soils. PI 139.1
- Access on south side by Road 200N







**TRACT 6 - 80 Acres (subject to survey)** 

- E<sup>1</sup>/<sub>2</sub> of SW<sup>1</sup>/<sub>4</sub> of Section 8, T7N, R5W
- FSA figures indicates 70 acres (61 NHEL & 9 HEL) of tillable cropland.
- Balance is waterways and building area.
- Muscatine, Greenbush, Sable & Rozetta soils. PI 136.5
- 68' x 104' open-sided machine shed with Raynor 24' door with opener Note - This building was damaged by the June windstorm. Buyer will receive the insurance payment. • 46' x 40' open-front cattle shed with cattle drinks inside & outside. • Access by Road 2800N on south side.

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

- TRACT 3 80 Acres (subject to survey)
- E<sup>1</sup>/<sub>2</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 20, T8N, R4W
- FSA figures indicate 78 acres (40 NHEL & 38 HEL) of tillable cropland •
- Muscatine and Osco soils. PI 140
- Access on south by Road 200N, north Road 250N & east Road 1700E



TRACT 4 - 158 Acres (subject to survey)

- NW¼ except 1 acre in SW corner & part of NW corner of SW¼, Sec. 4, T7N, R5W
- FSA figures indicate 132 acres (125 NHEL & 7 HEL) of tillable cropland.
- Balance is timber and wooded draws
- Greenbush, Rozetta, Muscatine & Elco-Ursa. PI 125.7
- Access on west by IL Highway 94 and north by Road 3000N

**RACHEL M. NEFF ESTATE** MICHAEL NEFF & DALLAS NEFF, CO-EXECUTORS ATTORNEY FOR ESTATE - MICHAEL L. NEFF FORT & NEFF • 108 S. BROADWAY, STRONGHURST, IL • 309-924-1211



- TRACT 7 40 Acres (subject to survey)
- SW¼ of the SW¼ of Section 8, T7N, R5W
- FSA figures indicates 40.73 NHEL tillable acres of cropland.
- Rozetta, Greenbush, Muscatine & Atterberry soils. PI 127.7
- Access by Road 2800N on south side



TRACT 8 - 80 Acres (subject to survey)

- E<sup>1</sup>/<sub>2</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 17, T7N, R5W
- FSA figures indicates 62 acres (40 NHEL & 22 HEL) of tillable cropland.
- Balance is waterways and bin site.
- Sawmill, Lawson, Orion, Greenbush & small amounts of other soils. PI 122.3 •
- (2) 12,000-bu grain bins. One has dryer and stairs
- Access by Road 2800N on north side

**ADDITIONAL PHOTOS & MAPS ON REVERSE SIDE** 

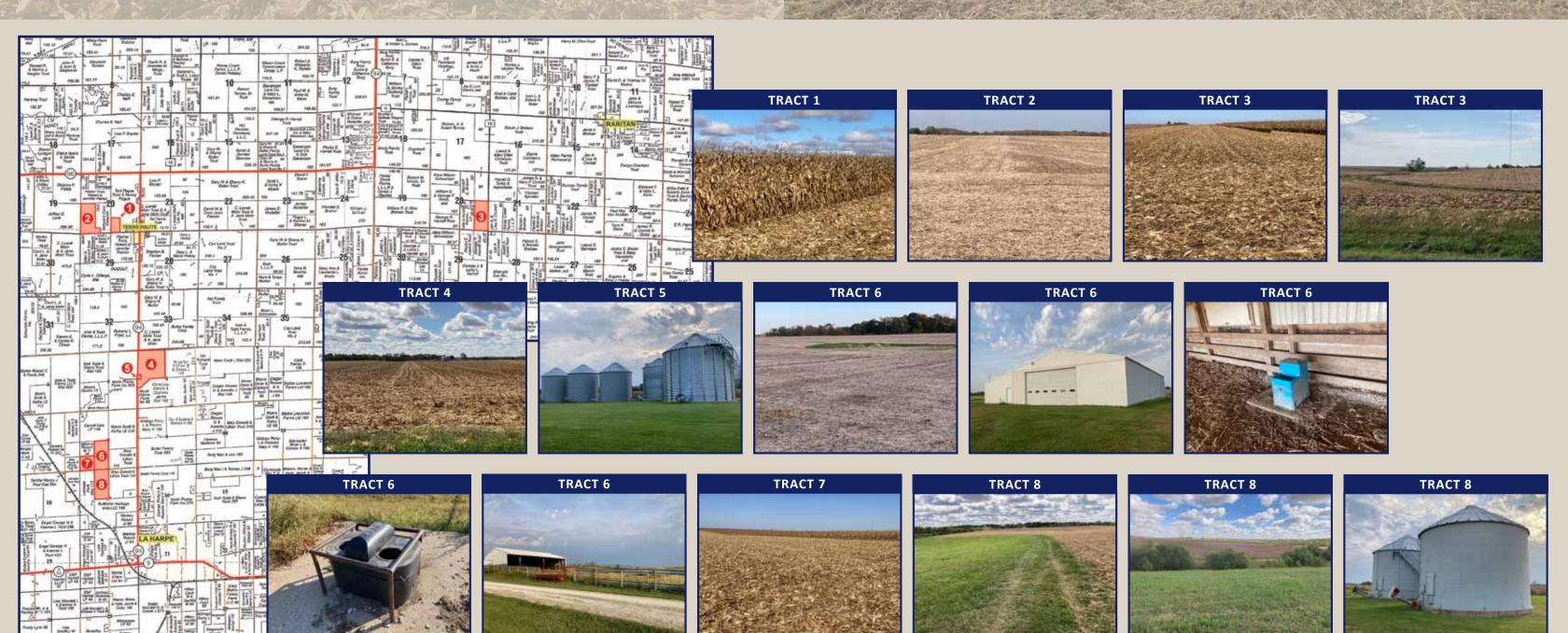
## MIKE SULLIVAN LAND SALES, LLC

414 Main, Carthage, Illinois 62321 · Phone 217-357-5252 www.MikeSullivanLandSales.com · IL LIC. #440-000469



## **550 ACRES**

### RACHEL M. NEFF ESTATE 11-21-23



## SOIL MAP TRACT 1 279C3 51A 86B

Harris Patry

Married \_\_\_\_\_\_

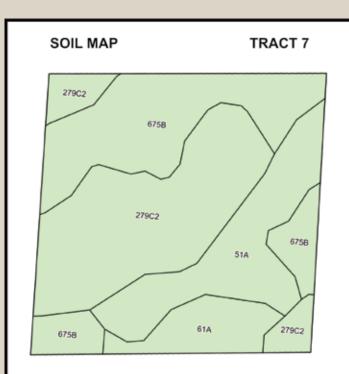
Code	Soil Description	Acres	PI
51A	Muscature silt loam, 0 to 2 percent slopes	16.05	147
**86B	Osco silt loam, 2 to 5 percent slopes	7.53	**140
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	5.35	**103
**936D3	Fayette-Hickory complex, cool mesic, 10 to 18 percent slopes, severely eroded	0.28	**89



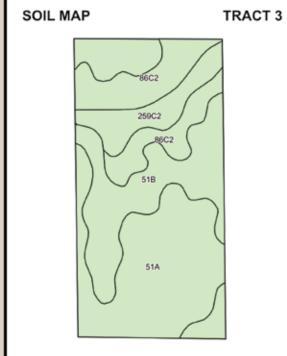
Code	Soil Description	Acres	PI
51A	Muscatune sit loam, 0 to 2 percent slopes	27.69	14
**675B	Greenbush silt loam, 2 to 5 percent slopes	27.58	**133
68A	Sable silty clay loam, 0 to 2 percent slopes	8.73	143
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	7.10	**112
**915D2	Elco-Ursa complex, 10 to 18 percent slopes, eroded	1.45	**8
			136.5



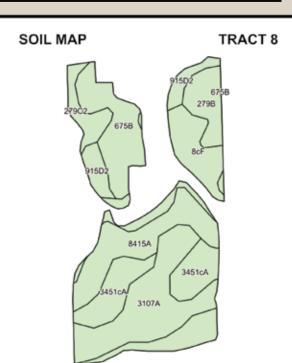
Code	Soil Description	Acres	PI
51A	Muscature silt loam, 0 to 2 percent slopes	36.40	147
**868	Osco silt loam, 2 to 5 percent slopes	31.69	**140
278A	Stronghurst silt loam, 0 to 2 percent slopes	15.55	125
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	3.26	**131
275A	Joy silt loam, 0 to 2 percent slopes	3.07	144
**936D3	Fayette-Hickory complex, cool mesic, 10 to 18 percent slopes, severely eroded	1.57	**89
68A	Sable silty day loam, 0 to 2 percent slopes	0.53	143
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.21	**119
			139.3



Code	Soil Description	Acres	PI
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	15.76	**11
**6758	Greenbush silt loam, 2 to 5 percent slopes	13.10	**13
51A	Muscatune silt loam, 0 to 2 percent slopes	8.48	14
61A	Atterberry sit loam, 0 to 2 percent slopes	3.51	13



Code	Soil Description	Acres	PI
51A	Muscature silt loam, 0 to 2 percent slopes	29.95	147
**51B	Muscatune silt loam, 2 to 5 percent slopes	27.67	**146
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	15.62	**131
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	7.96	**111



Code	Soil Description	Acres	PI
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	12.64	136
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	11.39	140
8415A	Orion silt loam, 0 to 2 percent slopes, occasionally flooded	8.80	13
**675B	Greenbush silt loam, 2 to 5 percent slopes	7.54	**133
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	7.12	**68
**279B	Rozetta sitt loam, 2 to 5 percent slopes	3.96	**119
**915D2	Elco-Ursa complex, 10 to 18 percent slopes, eroded	3.15	**8
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	2.57	**112

SOIL MAP	TRA	СТ 4
51A 51A 61B 705B 61B 705B 779C2 675B 279C2 915D2 9	2799	.2
Code Soil Description	Acres	PI

4

Code	Soil Description	Acres	PI
**6758	Greenbush silt loam, 2 to 5 percent slopes	69.12	**133
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	25.93	**112
51A	Muscatune silt loam, 0 to 2 percent slopes	13.31	147
**915D2	Elco-Ursa complex, 10 to 18 percent slopes, eroded	12.86	**85
**705B	Buckhart silt loam, 2 to 5 percent slopes	4.70	**141
**61B	Atterberry silt loam, 2 to 5 percent slopes	2.43	**131
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.17	140
	•		125.7