

**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.

**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.

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



- 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



- TRACT 2 - 90 Acres (subject to survey)**
- W½ of SW¼ and part of SW corner of E½ of SW¼, 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)**
- E½ of SW¼ 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.



- TRACT 3 - 80 Acres (subject to survey)**
- E½ of the SE¼ 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 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 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



- TRACT 8 - 80 Acres (subject to survey)**
- E½ of the NW¼ 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

**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

ADDITIONAL PHOTOS & MAPS ON REVERSE SIDE

**MIKE SULLIVAN LAND SALES, LLC**

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**550 ACRES**

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

