

TUESDAY, JANUARY 12, 2021 • 10:00 AM

AUCTION TO BE HELD ON-SITE AT THE FARM LOCATED AT 1441E CR 2650, NIOTA, IL.

From Colusa, IL - 2½ miles west on 2500N (Colusa Blacktop) to 1500E, then 1 mile north, ½ mile west, and ½ mile north.
 From Dallas City, IL - 2 miles south on Hwy 9 then continue south on 1800E to 2600N, then 3½ miles west and ½ mile north.



TRACT 1



TRACT 2



TRACT 3

LOCATION & GENERAL INFORMATION

The Pindell farm is located 4 miles northwest of Colusa, IL. (7 miles southwest of Dallas City, IL), at Road Coordinates 2600N-1450E. All 3 tracts are situated in the SW¼ of Section 20, Pontoosuc Township, Hancock County, IL. This auction offers some of the very best cropland in West Central IL and it sells with full and immediate possession. Prospective buyers have permission to walk, drive ATV or if ground conditions permit, drive a pickup over the property for inspection. Please be respectful and close gates on tract 3, as there are cattle on part of it. A survey will determine the exact acres of each tract and will be posted on our website when completed. The building improvements on this farm (where the auction will be held) are not part of the auction. All 3 tracts are unimproved.

TRACT 1 - 48 acres of all level, all tillable, Class A cropland with Muscatine, Sable and Atterberry soil types and a PI of 142. It is nearly all pattern tiled with 4" tile on 40' centers. The east side of this tract borders the west side of tract 2 and they will be offered as "Buyer's Choice", with buyer having the opportunity to take either tract or both.

TRACT 2 - 66 acres of all level, all tillable, Class A cropland with Muscatine, Sable and Atterberry soil types and a PI of 145. There are approximately 20 acres tiled on the east side with 4" tile on 40' centers. Tract 2 includes an area on the north end which has been a small livestock pasture for many years with a single tree which needs to be removed. It contains the exact same soil type. The west side borders the east side of tract 1, and as mentioned, they will be sold "Choice".

TRACT 3 - 54 acres with approximately 25 acres of cropland. The tillable acres are mostly gently rolling with Atterberry soil and a 116 PI. There are several tile lines on this tract including a few acres which are pattern tiled. The balance of this tract is open rolling pasture with a few acres of wooded draws.



TERMS OF SALE

All 3 tracts will be sold on a price per acre basis. A survey which will be completed prior to sale day will determine the exact acres to be settled on. Ten percent of the bid price to be paid on day of sale with the balance to be paid on or before February 12, 2021. Title Insurance in the full amount of the purchase price will be furnished by the Sellers. The 2020 real estate taxes due in 2021 will be paid by the Sellers with the Buyers being responsible for the 2021 and all subsequent taxes. Immediately following the auction, the successful Buyers shall be required to enter into a written purchase agreement with the Sellers. A copy of said contract may be inspected prior to the auction by contacting Attorney Michael Neff, 309-924-1211.

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

SOIL MAPS ON REVERSE SIDE →

COVID INFORMATION

This auction will be held inside an enclosed equipment shed and face masks will be required. Anyone who is uncomfortable attending, may contact Mike Sullivan prior to sale day and arrange for live phone bidding.



DOROTHY L. PINDELL TRUST

JAMES R. PINDELL & LEE M. PINDELL, CO-TRUSTEES

ATTORNEY FOR TRUST - MICHAEL L. NEFF

FORT & NEFF • 108 S. BROADWAY, STRONGHURST, IL 61480 • 309-924-1211

MIKE SULLIVAN LAND SALES, LLC

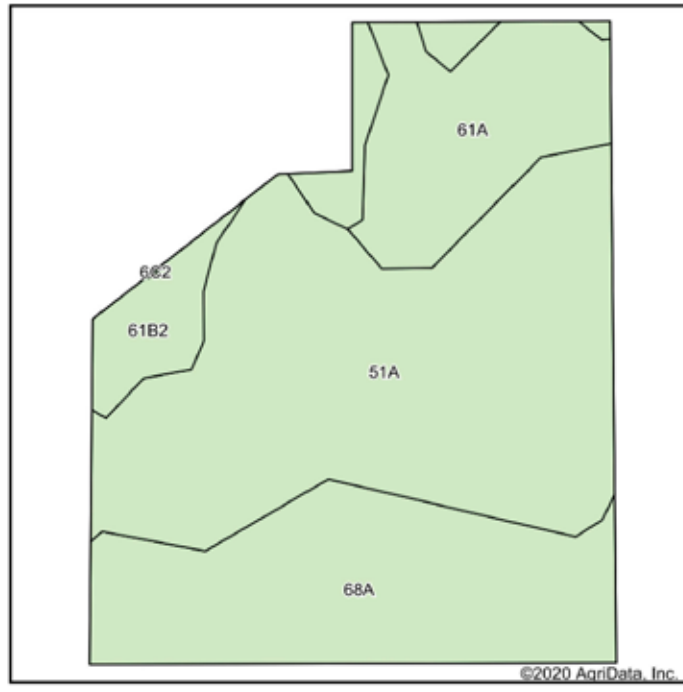
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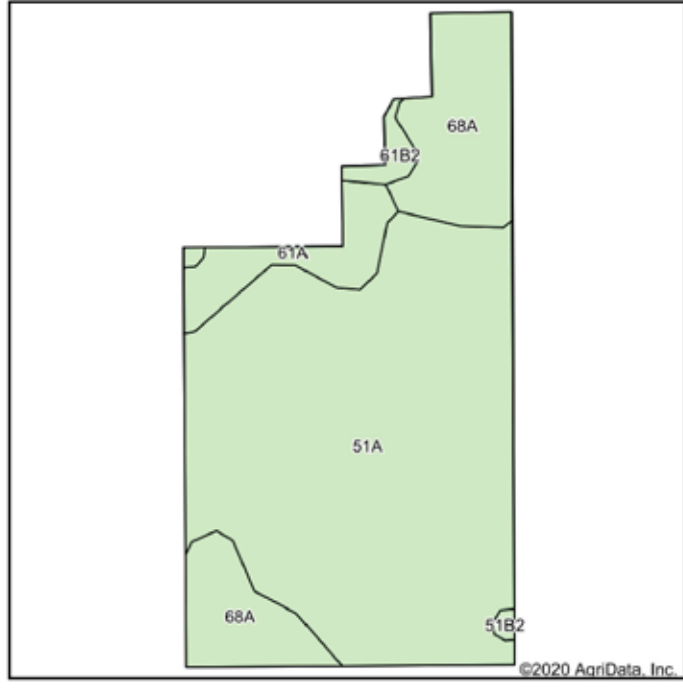
DOROTHY L. PINDELL TRUST 1-12-21

TRACT 1



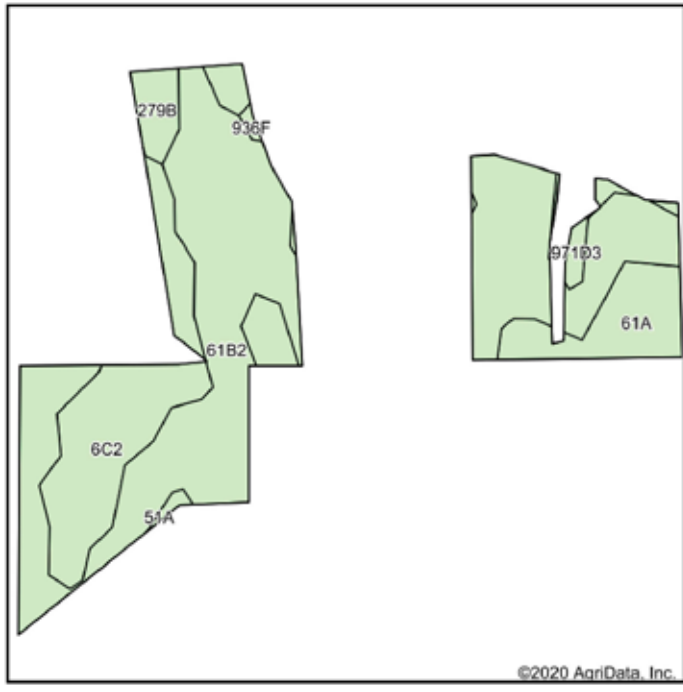
Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscataune silt loam, 0 to 2 percent slopes	22.64	50.0%	200	64	147
68A	Sable silty clay loam, 0 to 2 percent slopes	12.29	27.2%	192	63	143
61A	Atterberry silt loam, 0 to 2 percent slopes	6.79	15.0%	182	56	132
**61B2	Atterberry silt loam, 2 to 5 percent slopes, eroded	3.54	7.8%	**173	**53	**125
Weighted Average		193		61.7		141.9

TRACT 2



Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscataune silt loam, 0 to 2 percent slopes	47.77	71.8%	200	64	147
68A	Sable silty clay loam, 0 to 2 percent slopes	13.09	19.7%	192	63	143
61A	Atterberry silt loam, 0 to 2 percent slopes	4.32	6.5%	182	56	132
**61B2	Atterberry silt loam, 2 to 5 percent slopes, eroded	1.12	1.7%	**173	**53	**125
**51B2	Muscataune silt loam, 2 to 5 percent slopes, eroded	0.22	0.3%	**190	**61	**140
Weighted Average		196.8		63.1		144.8

TRACT 3



Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**61B2	Atterberry silt loam, 2 to 5 percent slopes, eroded	15.55	62.1%	**173	**53	**125
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	4.84	19.3%	**119	**38	**87
61A	Atterberry silt loam, 0 to 2 percent slopes	2.87	11.5%	182	56	132
**279B	Rozetta silt loam, 2 to 5 percent slopes	1.12	4.5%	**182	**50	**119
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	0.44	1.8%	**87	**29	**65
**938F	Fayette-Hickory silt loams, 18 to 35 percent slopes	0.13	0.5%	**105	**34	**76
51A	Muscataune silt loam, 0 to 2 percent slopes	0.11	0.4%	200	64	147
Weighted Average		161.4		49.8		117

