

THURSDAY, AUGUST 17, 2023 • 10:00 AM

AUCTION TO BE HELD AT THE BOTT COMMUNITY CENTER, 705 LAFAYETTE STREET, WARSAW, IL



This will be an in-person auction with live on-line bidding available through Proxibid with no Buyer's Premium. Please register at least 24 hours prior to the auction to be guaranteed acceptance on the bidding platform.

LOCATION & GENERAL INFORMATION

Selling 59 acres located at the south edge of Hamilton, IL in the Southwest Quarter of Section 31 of Montebello Township. From the junction of Highway 136 and the Warsaw Road, go southwest 1/2 mile to Windy Hills Road, then 3/4 mile south to Road 1200N and then a short distance west. The south end borders Road 1200N and part of the north end of the property borders South 2nd Street, just off the Warsaw Road. There are approximately 22 acres of mostly level, tillable land with the balance consisting of rolling hardwood timber. Ameren Illinois runs diagonally through the farm. This is a very nice and well located property with income producing and recreational acres as well as some beautiful new home building sites with potential Mississippi River views.



SOIL MAP & ADDITIONAL PHOTOS ON REVERSE SIDE

METHOD & TERMS OF SALE

Bidding will be on a price per acre basis and based on 58.58 taxable acres. Ten percent of the bid price is to be paid at the conclusion of the auction with the balance due on or before September 17, 2023. Title Insurance in the full amount of the purchase price will be provided by the Sellers. Possession will be given at time of closing, subject only to the maintaining and harvesting of the current growing crops which will be retained by tenant. The 2023 real estate taxes which are due and payable in 2024 will be paid by the Sellers. Immediately following the auction, the successful Buyer will 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 Tom Hartzell, 217-357-3121.

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

VARHUS FARMS, INC

ATTORNEY FOR SELLERS - THOMAS F. HARTZELL
 TUCKER, HARTZELL & BRYANT • 608 WABASH, CARTHAGE, IL 62321 • 217-357-3121

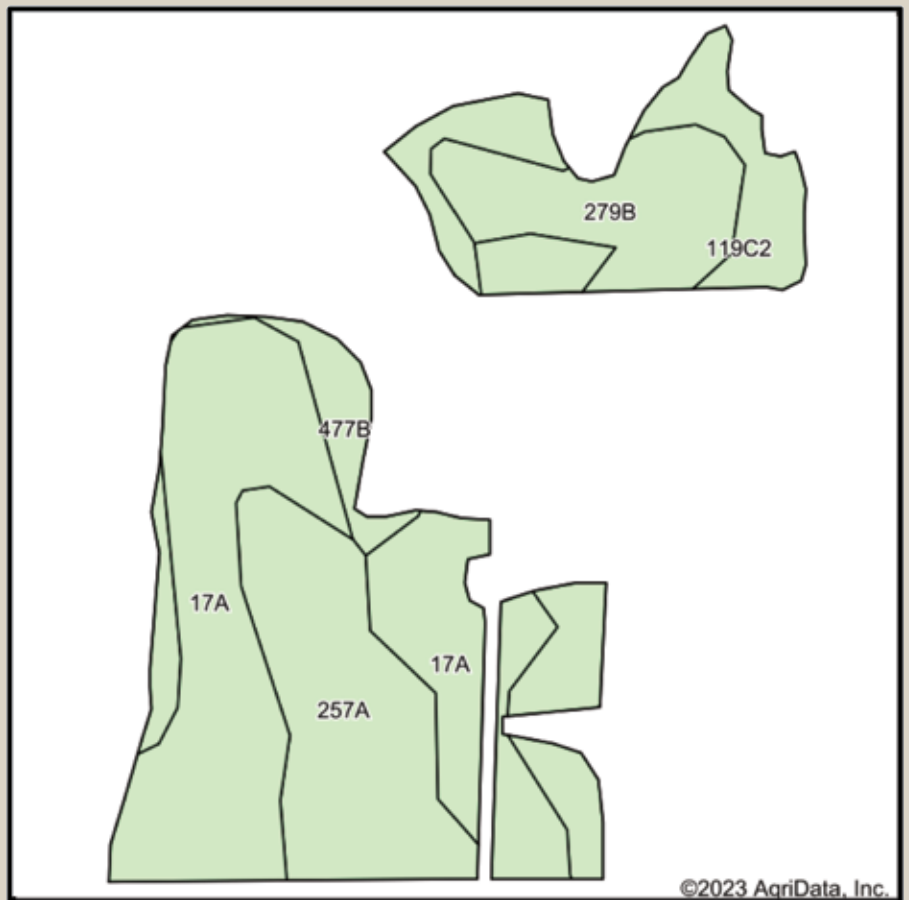
MIKE SULLIVAN LAND SALES, LLC

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

VARHUS FARMS INC 8-17-23



SOIL MAP



©2023 AgriData, Inc.

Area Symbol: IL067, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
17A	Keomah silt loam, 0 to 2 percent slopes	10.08	43.0%	161	51	119
257A	Clarksdale silt loam, 0 to 2 percent slopes	4.98	21.3%	174	56	128
**279B	Rozetta silt loam, 2 to 5 percent slopes	4.36	18.6%	**162	**50	**119
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	2.58	11.0%	**140	**46	**104
**477B	Winfield silt loam, 2 to 5 percent slopes	1.42	6.1%	**160	**50	**118
Weighted Average				161.6	51.3	119.2

