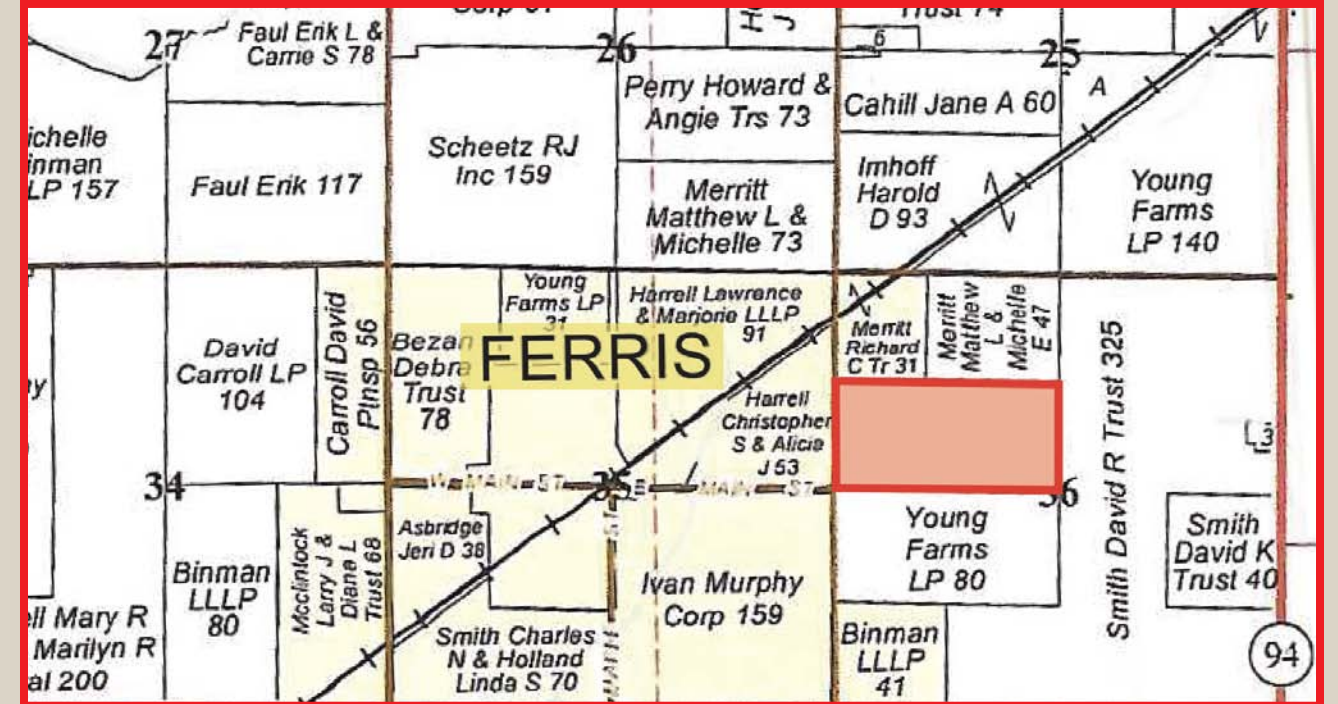


**TUESDAY, NOVEMBER 19, 2024 • 10:00 AM**

AUCTION TO BE HELD AT THE EAGLES CLUB, 519 N. MADISON, (HWY 94N), CARTHAGE, IL.

This will be an in-person auction with live on-line bidding available through Proxibid.

IMPORTANT - If you are thinking about bidding on-line, register at least 24 hours prior to the auction. We may not be able to verify your information in the few hours prior to the auction.



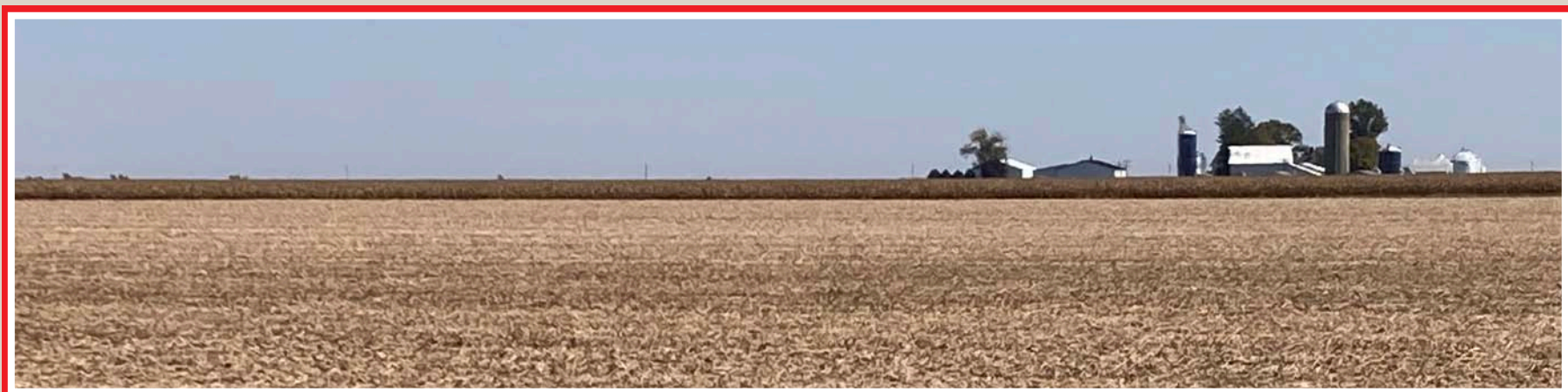
**LOCATION & GENERAL INFORMATION**

The Wetterich farm is located at the east edge of Ferris, IL, or 4 miles Northwest of Carthage, IL at Roads 1850N-1800E. It contains 80 acres (subject to survey) being the South Half of the Northwest Quarter of Section 36, Rock Creek Township, Hancock County. This exceptional, all level, all tillable, top producing farm has Virden & Ipava "Class A" soils with a 138.6 Productivity Index. Buyer will receive immediate possession for fertilizer application and tillage work.

**TERMS & CONDITIONS OF SALE**

Bidding will be on a price per acre basis with the exact acres to be determined by a survey which will be completed prior to the auction. Ten percent of the selling price is to be paid at the completion of the auction with the balance due on or before December 19, 2024. Title Insurance in the full amount of the purchase price will be provided by the Sellers. The 2024 real estate taxes which will be due and payable in 2025 will be paid by the Sellers with the 2025 and all subsequent taxes being the responsibility of the Buyer. Possession will be given at time of closing. The farm sells free and clear of 2025 farming rights. Immediately following the auction, the Buyer shall enter into a written purchase agreement with the Sellers. A copy of said contract may be inspected prior to the auction by contacting the attorney for Sellers, Thomas Hartzell at 217-357-3121.

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



Area Symbol: IL067, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	PI
**50A	Virden silty clay loam, 0 to 2 percent slopes	54.60	66.5%	**186	**60	**138
43A	Ipava silt loam, 0 to 2 percent slopes	22.07	26.9%	191	62	142
***138A	Shiloh silty clay loam, 0 to 2 percent slopes	5.42	6.6%	**175	**57	**130
				<b>186.6</b>	<b>60.3</b>	<b>138.5</b>

**MELVIN & MERTON WETTERICH, OWNERS**

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



**WETTERICH LAND AUCTION 11-19-24**