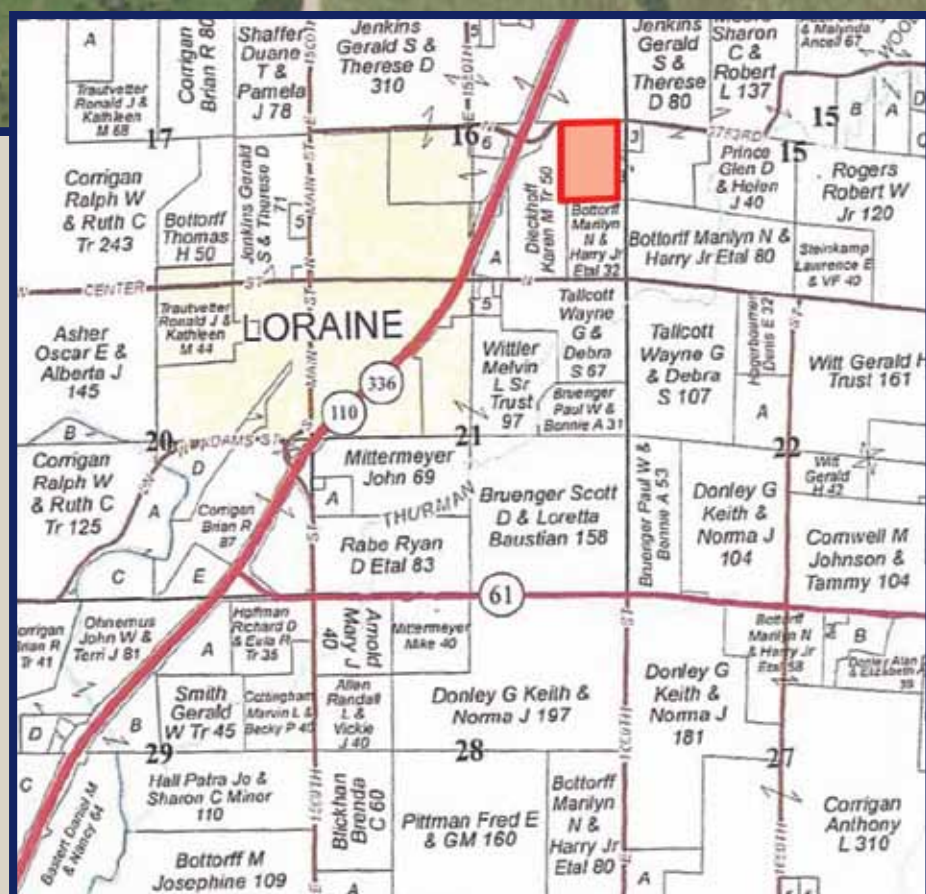
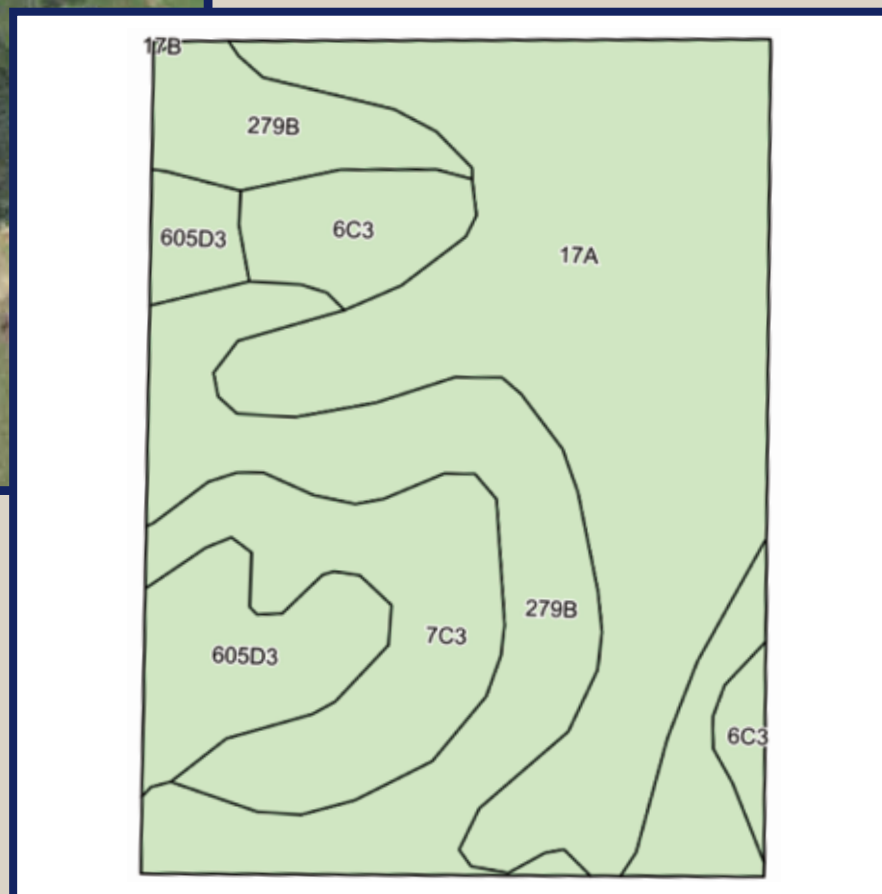


**TUESDAY, AUGUST 23, 2022 • 6:00 PM**

AUCTION TO BE HELD AT THE LORAIN FIRE PROTECTION DISTRICT FIRE STATION AT 900 E CENTER STREET IN LORAIN, ILLINOIS

**LOCATION & GENERAL INFORMATION**

This property is located 1/4 mile east of Loraine, IL. Go east at IL 336 Expressway and Road N2753RD, or approximately 18 miles north of Quincy, IL. It is situated in the NE1/4 of the SE1/4 of Section 16, Keen Township, Adams County, IL. There are 30.53 taxable acres which are nearly all tillable. It's level to gently rolling with Keomah, Rozetta, Atlas and Ursa soils, and a 104 PI. Access is by Road N2753RD along the north side.



**METHOD & TERMS OF SALE**

Bidding will be on a price per taxable acre basis. Ten percent of the purchase price is to be paid on the day of sale with the balance due and the sale closed on or before September 23, 2022. Title Insurance in the 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 the Sellers. The entire 2022 real estate taxes due in 2023 will be paid by the Sellers with the Buyer being responsible for the 2023 and subsequent taxes. Immediately following the auction, the successful Buyer will be required to enter into a written contract with the Sellers. The sale is not subject to appraisal or financing. The closing will be held at the title company in Quincy, Illinois, and, if required by Seller, scheduled to coincide with Seller's like kind exchange of real estate. A copy of said contract and related information may be inspected prior to the auction by contacting the Seller's attorney James A. Rapp, at 217-223-3030.

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

Area Symbol: IL001, Soil Area Version: 20					
Code	Soil Description	Acres	Corn Bu/A	Soybeans Bu/A	PI
17A	Keomah silt loam, 0 to 2 percent slopes	12.73	161	51	119
**279B	Rozetta silt loam, 2 to 5 percent slopes	8.97	**162	**50	**119
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	3.91	**87	**30	**67
**605D3	Ursa silty clay loam, 10 to 18 percent slopes, severely eroded	2.78	**78	**27	**59
**6C3	Fishhook silty clay loam, 5 to 10 percent slopes, severely eroded	1.83	**98	**31	**72
<b>Weighted Average</b>			<b>140.3</b>	<b>44.6</b>	<b>103.9</b>

**DTS FARMS LLC, SELLERS**

ATTORNEY FOR SELLERS - JAMES A. RAPP

SCHMIEDESKAMP ROBERTSON NEU & MITCHELL LLP • 525 JERSEY, QUINCY, IL 62301 • 217-223-3030

**MIKE SULLIVAN LAND SALES, LLC**

414 Main, Carthage, Illinois 62321 • Phone 217-357-5252

www.MikeSullivanLandSales.com • IL LIC. #440-000469