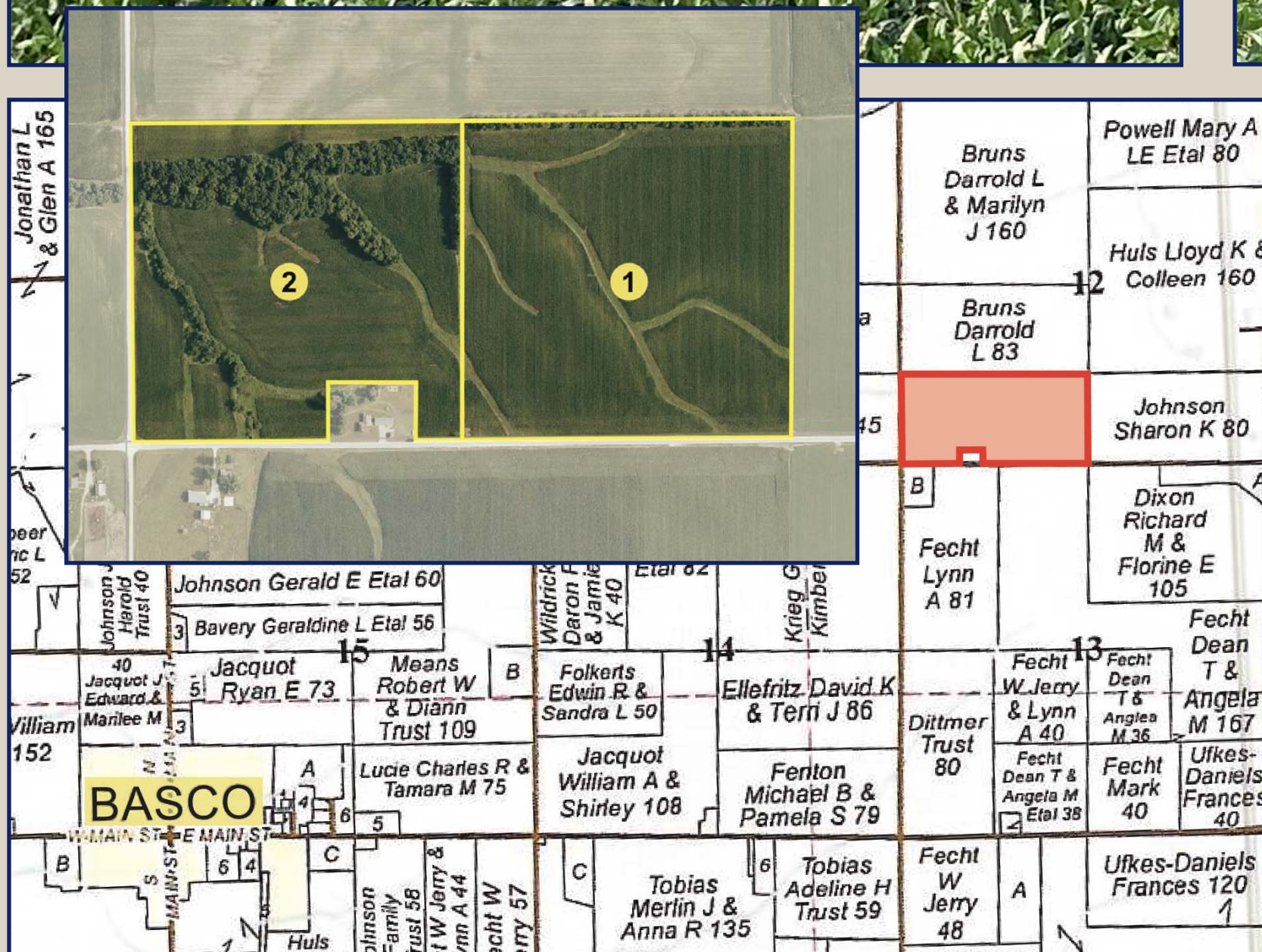


TUESDAY, OCTOBER 1, 2024 • 5:00 PM

AUCTION TO BE HELD AT THE BASCO COMMUNITY BUILDING IN BASCO, 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 Housewright - Schwartz farm is located 2 miles east of Basco, IL to Roads 900N-1800E, then 1 mile north, or 4 miles south of Carthage, IL on Highway 336 to Road 1000N then 2 miles west. It is situated in the S1/2 of the SW1/4, Section 12, Bear Creek Township, Hancock County, IL. This farm will be sold in 2 tracts.

TRACT 1 - 41 acres (subject to survey) with 36 acres currently being farmed and the balance being well maintained grass waterways. Soil types are mostly Clarksdale, Keller and Ipava. PI 114. Access is by Road 1000N on the south side.

TRACT 2 - 39 acres (subject to survey) with 29 acres tillable and the balance being wooded draws and waterways. Soil types are Keller, Clarksdale and Fishhook. PI 105. Access is by Roads 1000N on the south and 1800E on the west.

TERMS & CONDITIONS OF SALE

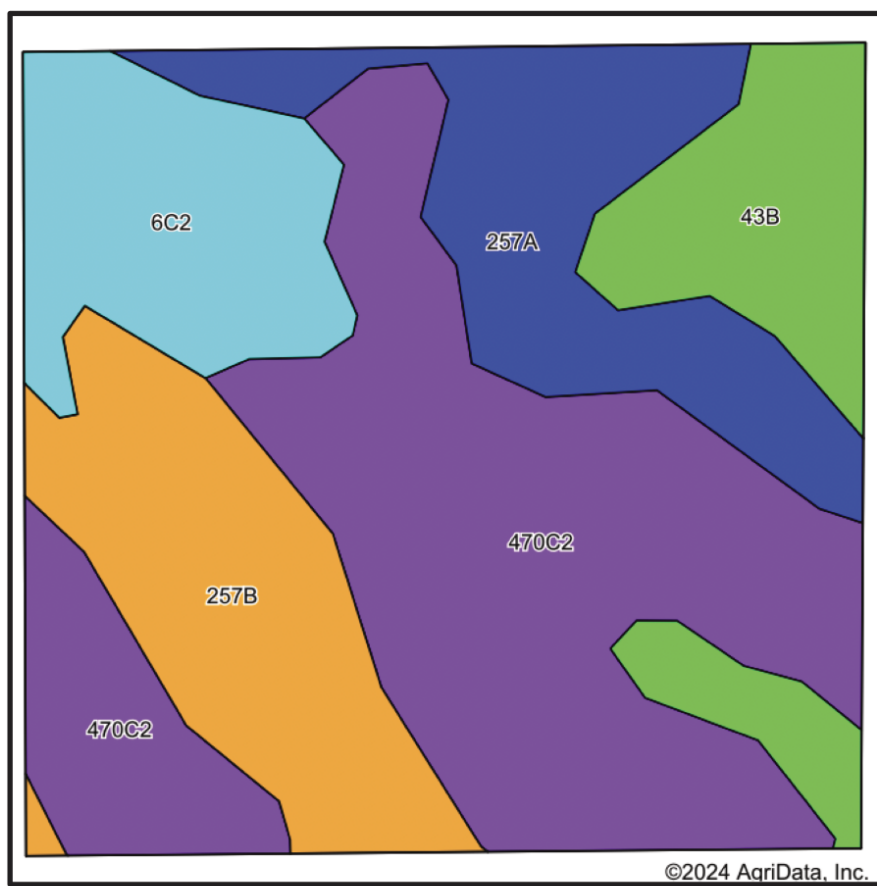
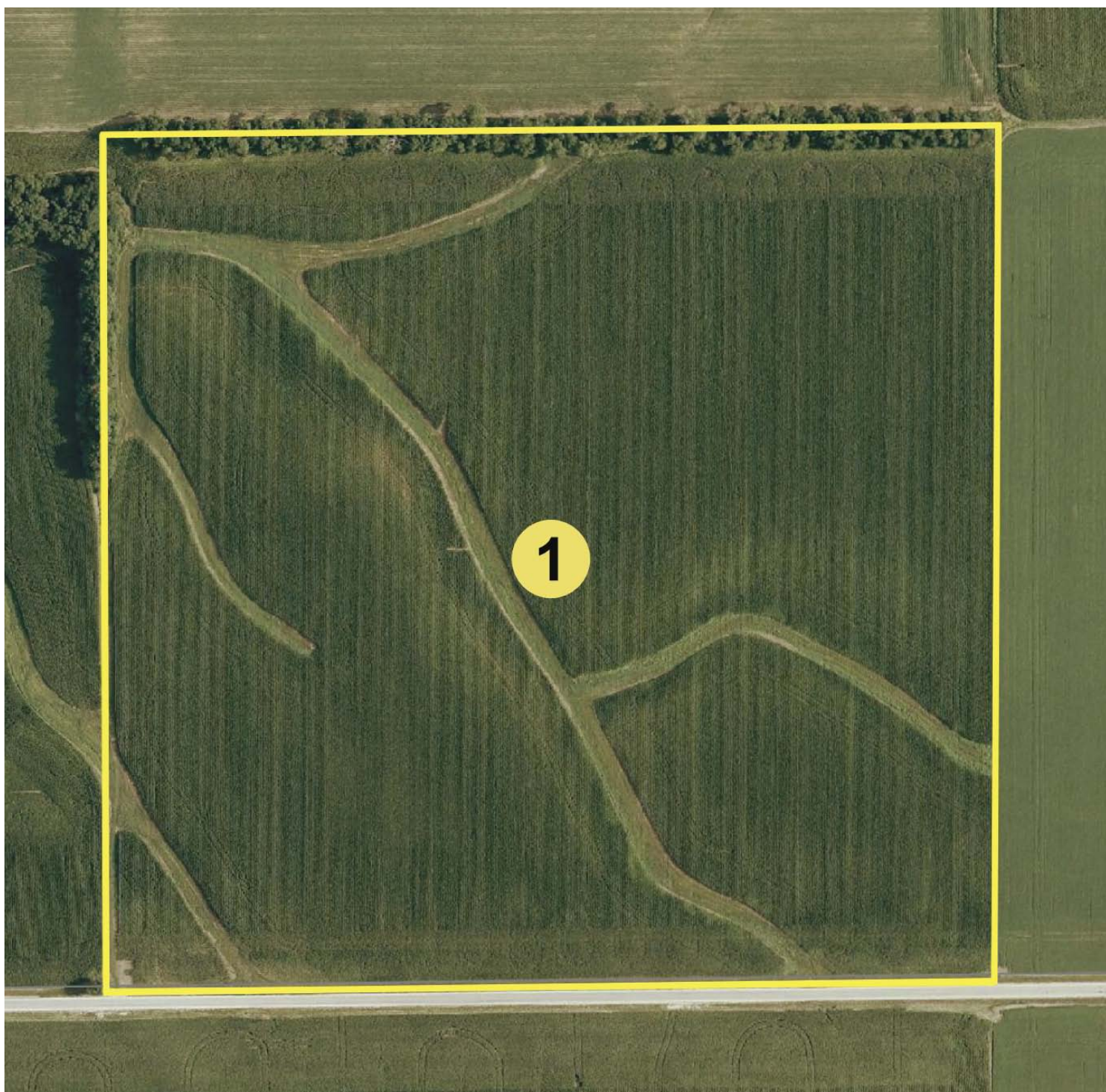
Both tracts will be sold individually on a price per acre basis with the exact acres to be determined by a survey which will be completed prior to the auction. Ten percent of the selling price is to be paid at the completion of the auction with the balance due on or before November 1, 2024. Title Insurance 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. Possession will be given at time of closing subject only to the rights of the current tenant for the remainder of the of 2024 crop year. The farm sells free and clear of 2025 farming rights. Immediately following the auction, the Buyers 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.

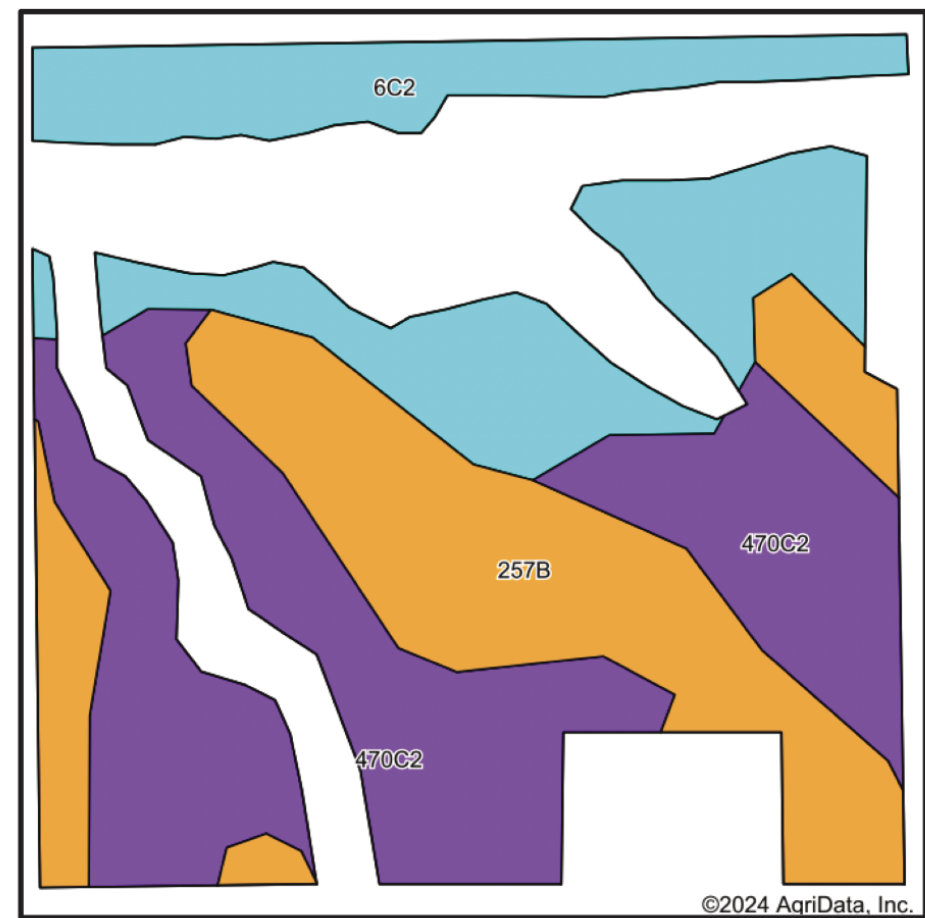
ALAN HOUSEWRIGHT, DENISE SCHWARTZ & COREY HOUSEWRIGHT, SELLERS

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

HOUSEWRIGHT & SCHWARTZ AUCTION 10-1-24



Area Symbol: IL067, Soil Area Version: 17								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	17.31	42.0%		**137	**46	**103	66
**257B	Clarksdale silt loam, 2 to 5 percent slopes	6.86	16.7%		**171	**55	**125	73
257A	Clarksdale silt loam, 0 to 2 percent slopes	6.66	16.2%		174	56	128	74
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	5.25	12.7%		**119	**38	**87	36
**43B	Ipava silt loam, 2 to 5 percent slopes	5.12	12.4%		**187	**61	**139	78
Weighted Average					152.6	50	113.1	*n 66.1



Area Symbol: IL067, Soil Area Version: 17								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	11.73	40.3%		**137	**46	**103	66
**257B	Clarksdale silt loam, 2 to 5 percent slopes	8.85	30.5%		**171	**55	**125	73
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	8.48	29.2%		**119	**38	**87	36
Weighted Average					142.1	46.4	105	*n 59.4