

FRIDAY, SEPTEMBER 27, 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 Johnson land is located in Sections 1, 2, 11, 25, 29 & 32 of Harmony Township, Hancock County, IL. Tracts 1 - 4 containing 296.59 acres are located 8 miles south of Carthage, IL on Highway 336 to road 650N (Denver Blacktop) on the west and north sides of Denver, IL in Sections 29 & 32. Tract 5 containing 81.55 acres is located 3 1/2 miles east of Denver, IL to Road 2450E then 1 mile north and 1/4 mile east in Section 25. Tracts 6 - 11 containing 360.69 acres are located 4 miles south of Carthage, IL on Highway 336 to Road 1000N (Bentley Blacktop) then 5 mile east to Road 2400E. 5 of these 6 tracts are situated north along 2400E.

TRACT 1 - 81.81 surveyed acres located 1/2 mile north of Denver, IL on road 2050E. It is nearly all level and tillable except for an area in the southwest corner with a small building and 4 grain bins with combined capacity of approximately 20,000 bu. Soil types are mostly Ipava & Virden with a 138.2 PI.

TRACT 2 - 81.02 surveyed acres located 1/2 mile north of Denver, IL on road 2050E and adjacent to the west side of Tract 1. There are 75 acres tillable with the balance being a wooded draw. Soil types are mostly Ipava, Virden & Timewell with a 136.1 PI.

TRACT 3 - 53.11 surveyed acres located at the north edge of Denver, IL on road 2050E and adjacent to the south end of Tract 1. It has approximately 46 tillable acres with Ipava, Coatsburg & Virden soils and a 116 PI. The balance of the farm consists of a wooded draw.

TRACT 4 - 80.65 surveyed acres located at the west edge of Denver, IL. Highway 336 borders the west end and County Blacktop 650N (Denver Blacktop) borders the south side. This tract is all tillable except an area in the southwest corner which has a cell tower. Soil types are Virden, Ipava & Rubio with a 133.2 PI. The west half is pattern tiled and the east half has tile where needed. Contact Auction Co regarding the tower information.

TRACT 5 - 81.55 surveyed acres located 3 1/2 miles east of Denver, IL on the Denver Blacktop to Road 2450E, then 1 mile north and 1/4 mile east. This tract is all tillable except for some well maintained grass waterways. It has mostly Timewell, Ipava & Virden soils with a 135.7 PI. Approximately 50 acres are pattern tiled with other tiles where needed. Road 750N borders the south and 2500E is on the east side.

TRACT 6 - 47.63 surveyed acres located 3 miles east of Bentley, IL on County Blacktop 1000N (Bentley Blacktop). It is all tillable with Ipava, Clarksdale & Assumption soils and a 127.5 PI. Road 2400E borders the east side.

TRACT 7 - 96.14 surveyed acres located 3 1/2 miles east and 1/2 mile north of Bentley, IL on the west side of road 2400E. It is all tillable with mostly Clarksdale & Timewell soils and a 125.5 PI. The north side borders Tract 8.

TRACT 8 - 94.39 surveyed acres located 3 1/2 miles east and 3/4 mile north of Bentley, IL. on the west side of road 2400E. It is all tillable with mostly Clarksdale soils and a 122 PI. The south side borders Tract 7 with roads 2400E on the east, 1100N on the north and 2350E on the west.

TRACT 9 - 78.14 surveyed acres located 3 1/2 miles east and 1 1/2 miles north of Bentley, IL. It is all tillable with Clarksdale, Ipava & Fishhook soils and a 120.3 PI. Road 2400E borders the east, 1150N on the north and 2350E on the west.

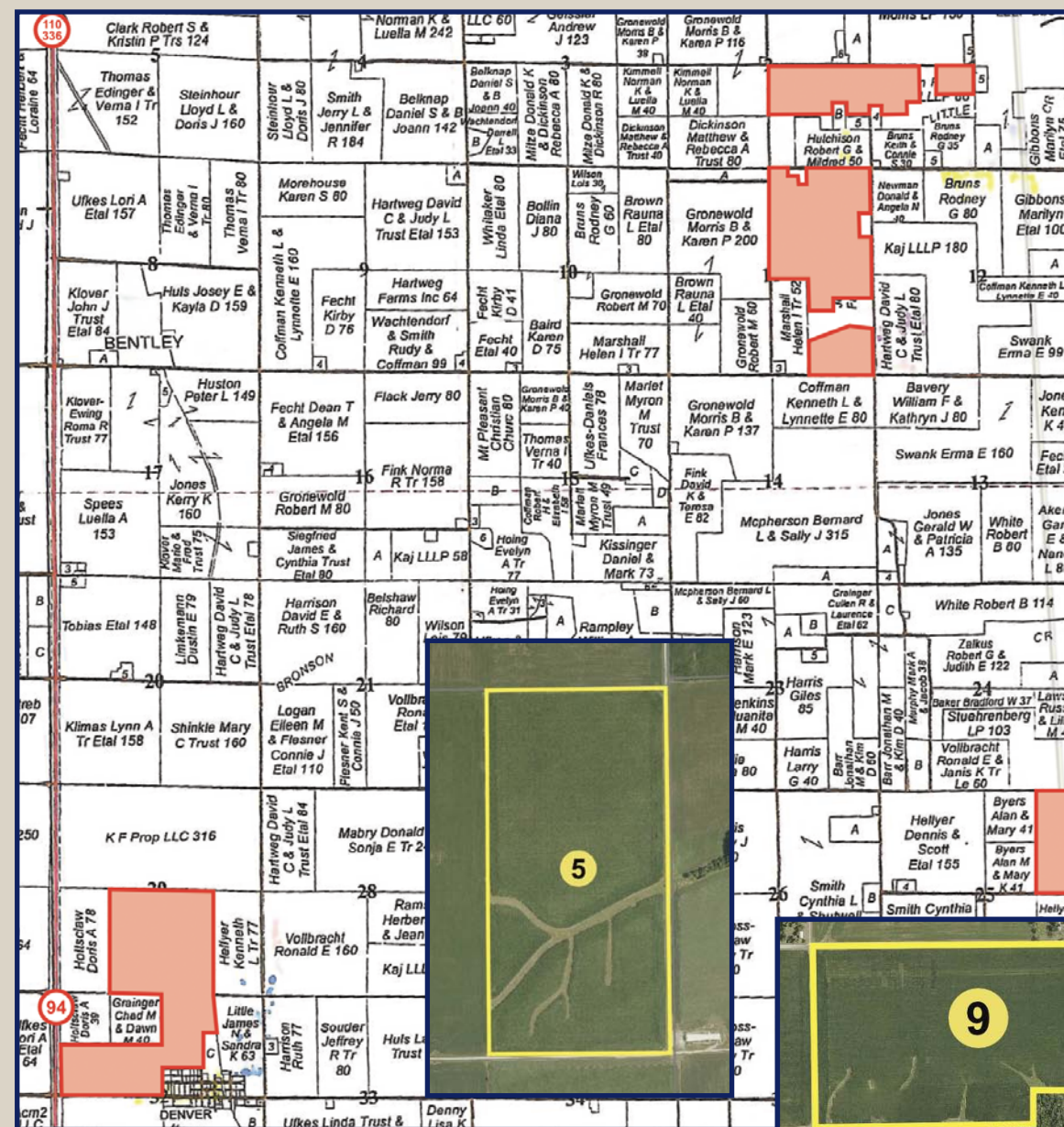
TRACT 10 - 32.32 surveyed acres located 3 1/2 miles east and 1 1/2 miles north of Bentley, IL. It is all tillable with Clarksdale & Ipava soils and a 123.5 PI. Roads 2400E borders the west side and 1150N is on the north.

TRACT 11 - 12.07 surveyed acres located 3 1/2 miles east 1 1/2 miles north and 1/2 mile east of Bentley, IL. It is nearly all tillable with Rozetta & Fishhook soils and a 105.5 PI. Road 1150N borders the north end.

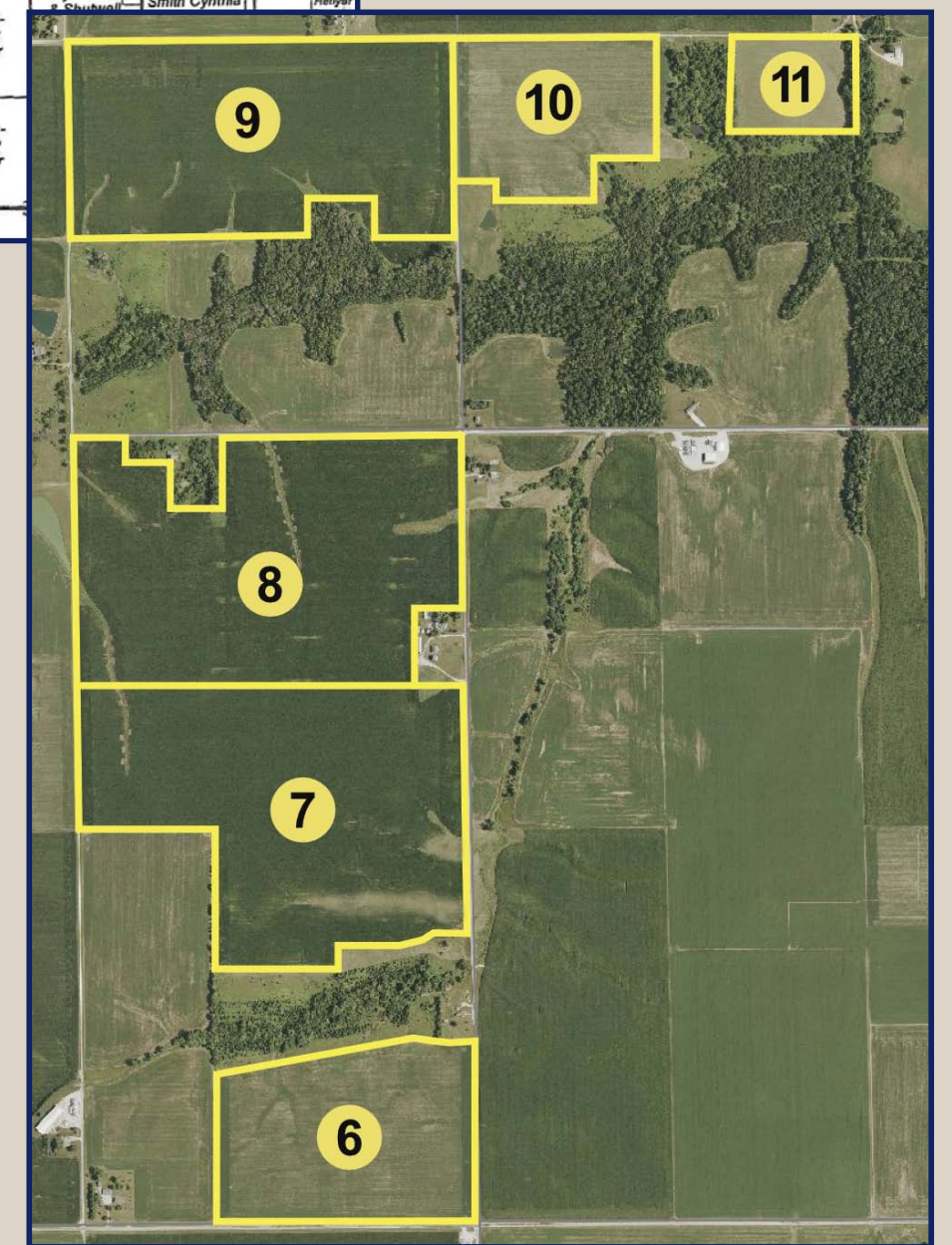
METHOD & TERMS OF SALE

All tracts will be sold on a price per acre basis. Tracts 1 - 4 will be sold first and will be sold Buyer's Choice. Tract 5 will then be sold, followed by Tracts 6 - 11 which will be sold Buyer's Choice. Ten percent of the bid price to be paid at the completion of the auction with the balance due on or before October 28, 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 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. Tracts 7 & 8 sell with a stipulation restricting the building of a hog facility. 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, Gene Anderson at 319-754-7585.

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



ADDITIONAL MAPS & PHOTOS ON REVERSE SIDE



WARREN JOHNSON FAMILY TRUST, & WARREN JOHNSON CHARITABLE TRUST

ATTORNEY FOR TRUSTS - H. EUGENE ANDERSON

ANDERSON, ROBERTS, PORTH, WALLACE, STEWART & WERNER LLP • 524 N. MAIN STREET, BURLINGTON, IA, 52601 • 319-754-7585

MIKE SULLIVAN LAND SALES, LLC

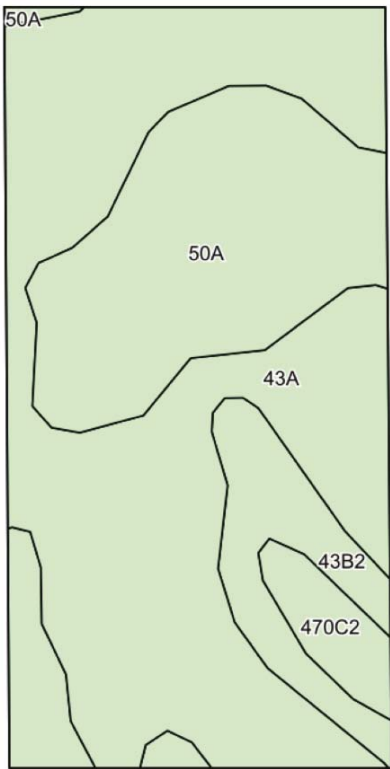
414 Main, Carthage, Illinois 62321 • Phone 217-357-5252

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



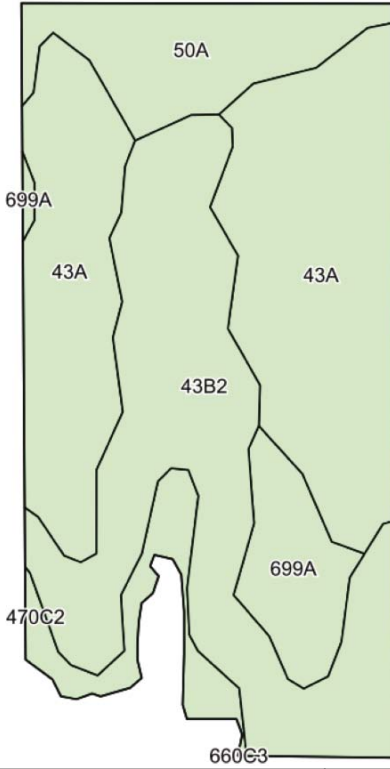
JOHNSON TRUSTS AUCTION 9-27-24

TRACT 1



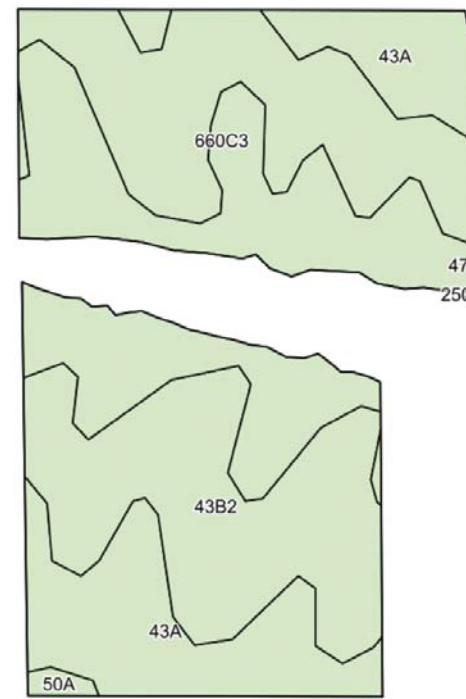
Area Symbol: IL067, Soil Area Version: 17					
Code	Soil Description	Acres	Corn Bu/A	Soybeans Bu/A	PI
43A	Ipava silt loam, 0 to 2 percent slopes	45.48	191	62	142
**50A	Virden silty clay loam, 0 to 2 percent slopes	22.02	**186	**60	**138
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	11.03	**180	**58	**133
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	3.12	**137	**46	**103
Weighted Average		186.1	60.3	138.2	

TRACT 2



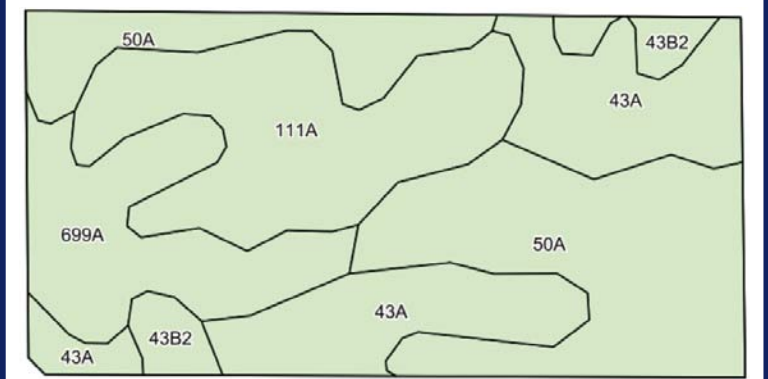
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Code	Soil Description	Acres	Corn Bu/A	Soybeans Bu/A	PI
43A	Ipava silt loam, 0 to 2 percent slopes	32.18	191	62	142
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	25.07	**180	**58	**133
**50A	Virden silty clay loam, 0 to 2 percent slopes	8.26	**186	**60	**138
699A	Timewell silt loam, 0 to 2 percent slopes	5.44	185	60	138
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	4.08	**137	**46	**103
Weighted Average		183.4	59.4	136.1	

TRACT 3



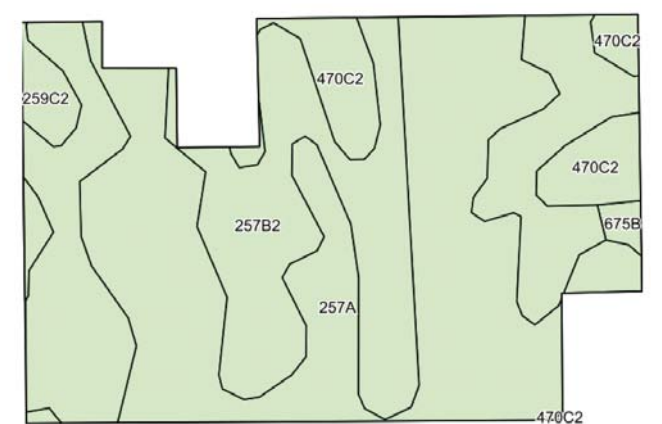
Area Symbol: IL067, Soil Area Version: 17					
Code	Soil Description	Acres	Corn Bu/A	Soybeans Bu/A	PI
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	21.96	**180	**58	**133
**660C3	Coatsburg silty clay loam, 5 to 10 percent slopes, severely eroded	13.94	**95	**32	**71
43A	Ipava silt loam, 0 to 2 percent slopes	9.92	191	62	142
**50A	Virden silty clay loam, 0 to 2 percent slopes	0.29	**186	**60	**138
Weighted Average		156.7	51	116.2	

TRACT 4



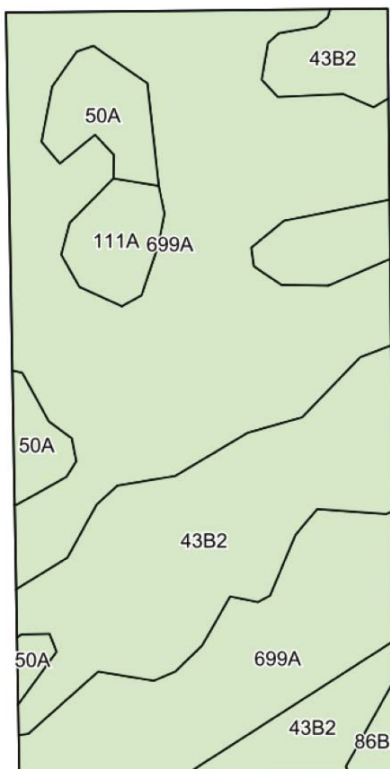
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Code	Soil Description	Acres	Corn Bu/A	Soybeans Bu/A	PI
**50A	Virden silty clay loam, 0 to 2 percent slopes	26.40	**186	**60	**138
43A	Ipava silt loam, 0 to 2 percent slopes	18.36	191	62	142
111A	Rubio silt loam, 0 to 2 percent slopes	17.95	155	49	114
699A	Timewell silt loam, 0 to 2 percent slopes	12.14	185	60	138
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	3.33	**180	**58	**133
Weighted Average		179.6	57.9	133.2	

TRACT 8



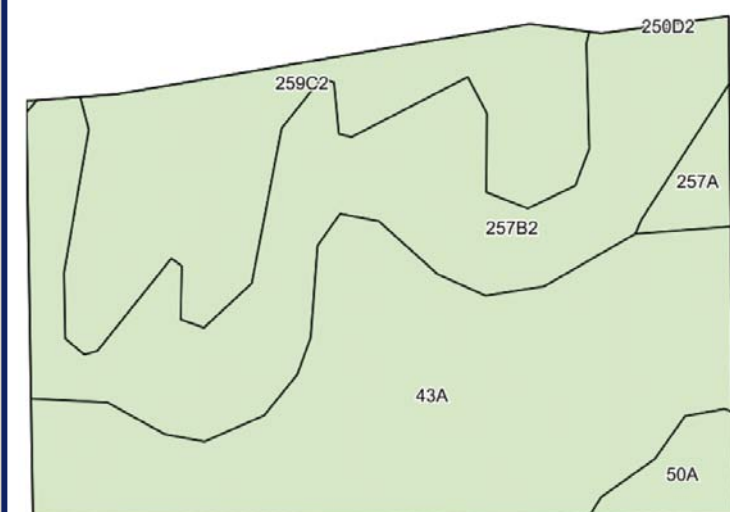
Area Symbol: IL067, Soil Area Version: 17					
Code	Soil Description	Acres	Corn Bu/A	Soybeans Bu/A	PI
257A	Clarkdale silt loam, 0 to 2 percent slopes	41.82	174	56	128
**257B2	Clarkdale silt loam, 2 to 5 percent slopes, eroded	39.70	**164	**53	**120
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	7.56	**137	**46	**103
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	2.44	**152	**48	**111
**675B	Greenbush silt loam, 2 to 5 percent slopes	0.88	**180	**57	**131
Weighted Average		166.1	53.7	122.1	

TRACT 5



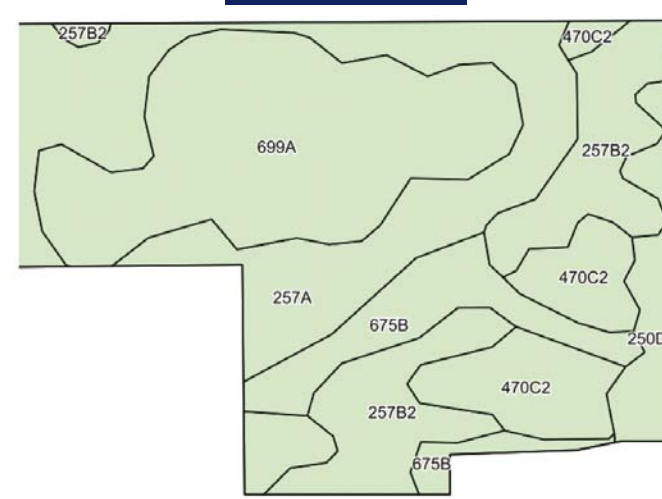
Area Symbol: IL067, Soil Area Version: 17					
Code	Soil Description	Acres	Corn Bu/A	Soybeans Bu/A	PI
699A	Timewell silt loam, 0 to 2 percent slopes	48.78	185	60	138
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	24.72	**180	**58	**133
**50A	Virden silty clay loam, 0 to 2 percent slopes	4.73	**186	**60	**138
111A	Rubio silt loam, 0 to 2 percent slopes	2.57	155	49	114
**66B2	Oscos silt loam, 2 to 5 percent slopes, eroded	0.69	**180	**56	**133
Weighted Average		182.6	59	135.7	

TRACT 6



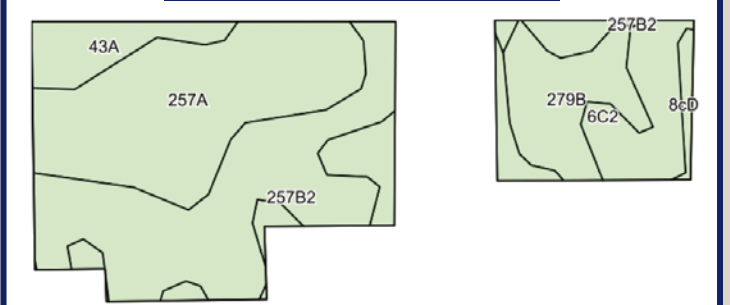
Area Symbol: IL067, Soil Area Version: 17					
Code	Soil Description	Acres	Corn Bu/A	Soybeans Bu/A	PI
43A	Ipava silt loam, 0 to 2 percent slopes	18.66	191	62	142
**257B2	Clarkdale silt loam, 2 to 5 percent slopes, eroded	14.93	**164	**53	**120
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	10.38	**152	**48	**111
**50A	Virden silty clay loam, 0 to 2 percent slopes	1.35	**186	**60	**138
257A	Clarkdale silt loam, 0 to 2 percent slopes	1.01	174	56	128
Weighted Average		173	55.8	127.5	

TRACT 7



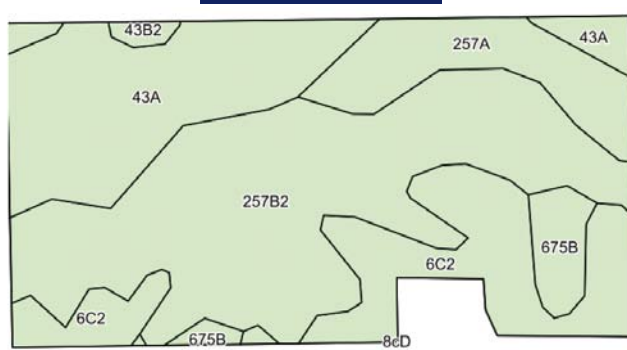
Area Symbol: IL067, Soil Area Version: 17					
Code	Soil Description	Acres	Corn Bu/A	Soybeans Bu/A	PI
257A	Clarkdale silt loam, 0 to 2 percent slopes	26.68	174	56	128
699A	Timewell silt loam, 0 to 2 percent slopes	26.38	185	60	138
**257B2	Clarkdale silt loam, 2 to 5 percent slopes, eroded	15.50	**164	**53	**120
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	9.84	**137	**46	**103
**675B	Greenbush silt loam, 2 to 5 percent slopes	8.60	**180	**57	**131
**250D2	Velma silt loam, 10 to 18 percent slopes, eroded	5.10	**136	**44	**100
Weighted Average		170	55	125.6	

TRACTS 10 & 11



Area Symbol: IL067, Soil Area Version: 17					
Code	Soil Description	Acres	Corn Bu/A	Soybeans Bu/A	PI
257A	Clarkdale silt loam, 0 to 2 percent slopes	14.68	174	56	128
**257B2	Clarkdale silt loam, 2 to 5 percent slopes, eroded	14.12	**164	**53	**120
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	7.60	**119	**38	**87
**279B	Rozetta silt loam, 2 to 5 percent slopes	5.15	**161	**50	**118
43A	Ipava silt loam, 0 to 2 percent slopes	2.91	191	62	142
**6cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	0.60	**107	**37	**82
Weighted Average		160.3	51.5	117.7	

TRACT 9



Area Symbol: IL067, Soil Area Version: 17					
Code	Soil Description	Acres	Corn Bu/A	Soybeans Bu/A	PI
**257B2	Clarkdale silt loam, 2 to 5 percent slopes, eroded	32.91	**164	**53	**120
43A	Ipava silt loam, 0 to 2 percent slopes	17.36	191	62	142
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	14.57	**119	**38	**87
257A	Clarkdale silt loam, 0 to 2 percent slopes	8.18	174	56	128
**675B	Greenbush silt loam, 2 to 5 percent slopes	3.06	**180	**57	**131
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	0.98	**180	**58	**133
Weighted Average		163.5	52.7	120.2	



TRACT 1



TRACT 2



TRACT 3



TRACT 4



TRACT 5



TRACT 6



TRACT 7



TRACT 8



TRACT 9



TRACT 10



TRACT 11