

Sullivan & Son

AUCTION



SCHUYLER COUNTY, IL

LAND AUCTION

47 ACRES

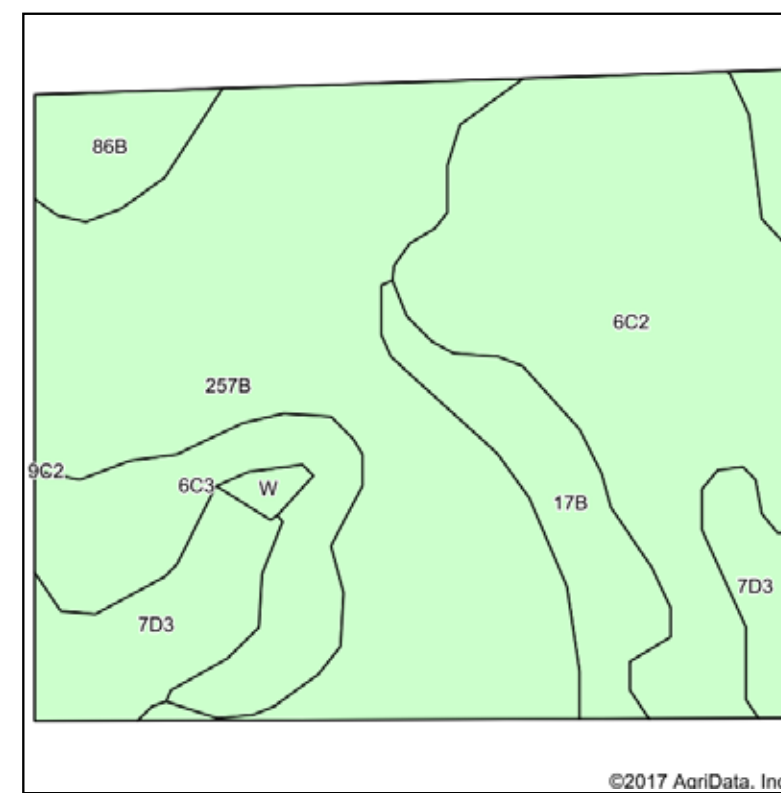
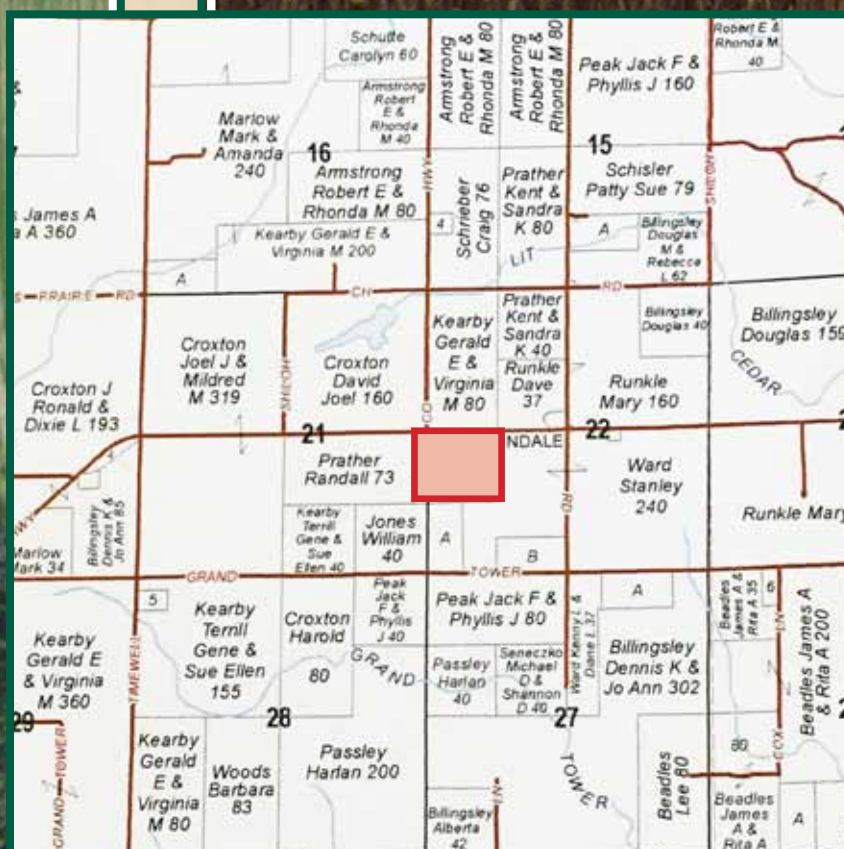
TUESDAY, DECEMBER 19, 2017 • 10:00 AM

AUCTION TO BE HELD AT THE WRIGHT CONFERENCE CENTER, HIGHWAY 67 NORTH, RUSHVILLE, IL.

LOCATION & GENERAL INFORMATION

The Runkle Farm contains 47 acres more or less with FSA figures indicating 42 acres tillable. From Rushville, IL take Highway 67 north 2 miles to the Camden Blacktop then 14 miles west. From Golden, IL take Highway 61 north 2 miles to the LaPrairie-Camden Blacktop then 10 miles east. From Camden, IL take Highway 99 south ½ mile to County Road 1150N then 4 miles west. It is situated in Sections 21 and 22 of Huntsville Township, Schuyler County, IL.

This mostly gently rolling farm has Clarksdale and Fishhook soils with a PI of 105. There are areas of pattern tile on 30' centers. The 5 non-tillable acres are wooded and grass waterways. Access is along the north end by County Blacktop 1150N which is the LaPrairie Road. The farm sells free of any farm tenancy. Prospective buyers have permission to drive over and inspect the farm.



METHOD & TERMS OF SALE

The farm will be sold on a price per acre basis and will be based on 47 acres more or less. Ten percent of the bid price to be paid on day of sale with the balance due on or before January 19, 2018. Title Insurance in the full amount of the purchase price will be furnished by Sellers. The 2017 real estate taxes which will be due in the 2018 will be paid by the Sellers with the 2018 and all subsequent taxes being the responsibility of the Buyer. Immediately following the auction the Buyer shall 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 Sellers' attorney Lawrence Kwacala at 309-837-5000. All announcements made at the auction supersede prior advertising.

Area Symbol: IL 169, Soil Area Version: 10						
Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**257B	Clarksdale silt loam, 2 to 5 percent slopes	18.50	39.5%	**172	**55	**127
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	13.94	29.8%	**119	**38	**87
**6C3	Fishhook silty clay loam, 5 to 10 percent slopes, severely eroded	4.74	10.1%	**98	**31	**72
**7D3	Atlas silty clay loam, 10 to 18 percent slopes, severely eroded	4.30	9.2%	**81	**28	**62
**17B	Keomah silt loam, 2 to 5 percent slopes	3.38	7.2%	**159	**50	**118
**86B	Osco silt loam, 2 to 5 percent slopes	1.69	3.6%	**189	**59	**140
W	Water	0.28	0.6%			
				139	44.5	102.6

DAVE & MARY ANN RUNKLE

ATTORNEY FOR SELLERS – LAWRENCE J. KWACALA

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