

LAND AUCTION



MON. - MAY 8, 2017 @ 10:00 A.M. CST



80 Acres (+/-)

Iroquois Township, Iroquois County, Illinois

Auction will be held at Crescent City Community Center
East Main Street (US Rt. 24) – Crescent City, Illinois 60928

LAND LOCATION: 1408 E 1900 N RD. DIRECTIONS: In Crescent City, from the 4 way stop (Rt. 24 & Rt. 49), Go 1 mile North, (East side of road). **INSPECTION DATE:** Monday, April 24th from 5-7 p.m.

Alice Coordes, as Trustee of the Ralph Odel Cary and Imogene Cary Trust, will offer for sale at public auction approximately 80 acres of land, more or less, located in Iroquois Township, Iroquois County, Illinois. Approx. 1,772 sq. ft. - 2 Story Home w/ Basement (occupied by family); 30' x 40' Work Shop w/ Water & Heat, New 12' x 9' Fiberglass Door w/ Opener; Solid Old Barn w/ Steel Roof; Other Small Out-buildings all sitting on approx. 4.5 acres. The balance of property being sold as tillable acres plus or minus w/ waterway; Productive soil types, highway frontage w/ field entrance at north end.

LEGAL DESCRIPTION OF LAND: The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-nine (29), Township Twenty-seven (27) North, Range Thirteen (13) West of the Second (2nd) Principal Meridian, Iroquois County, Illinois; being Eighty (80) acres, more or less.

OFFERED IN 2 TRACTS: The real estate will be offered initially in two tracts. **Tract A** will consist of approximately 4.5 acres, more or less, in rectangular form, located in the Southwest corner of the farm, which tract will include the pasture land, building site and all buildings. **Tract B** will consist of the balance of the farm. **Tracts A and B** may be offered in combination as a single tract at the owner's discretion.

POSSESSION & TAXES: The Buyer of Tract A will receive possession on the date of closing. The buyer of Tract B will receive possession of that tract upon harvest of the 2017 crop. With respect to Tract B, the Sellers shall receive the landlord's share of the 2017 farm income and shall pay the landlord's share of the 2017 crop expenses. With respect to both tracts, the Sellers shall pay the 2016 real estate taxes, payable in 2017, on or before the date of closing. The 2017 real estate taxes, payable in 2018, attributable to Tract A, shall be prorated as of the date of closing and settled for on that date, as a credit against the purchase price. The Sellers shall pay the 2017 real estate taxes, payable in 2018, attributable to Tract B by giving the Buyer a credit for those taxes against the purchase price on the date of closing. FOR FULL TERMS, GO TO www.mikepetersonauctioneers.com.

FSA DATA

Farm No.	2199
Tract No.	3371
Farmland	80.0
Cropland	74.0
Homesite	0.5
Other Farmland	2.5
Road Way	3.0
Corn Base	37.1
PLC Yield	150.0
Soybean Base	37.0
PLC Yield	46.0



SOIL TYPES

	ACRES	% FIELD
69A Milford Silty Clay Loam	28.80	35.8
235A Bryce Silty Clay	27.70	34.5
125A Selma Loam	15.55	19.3
230A Rowe Silty Clay Loam	4.21	5.2
102A LaHogue Loam	3.65	4.5
151A Ridgeville Fine Sandy Loam	0.48	0.6

REAL ESTATE TAXES

Farmland	\$ 1,728.43
Homesite	2,918.79
Total	4,647.22

RALPH O. & IMOGENE CARY TRUST

ALICE CARY COORDES, TRUSTEE

For Info: 815-474-7748

Auction Terms: Bidding for Tract A will be in total dollars. Bidding for Tract B will be in dollars per acre (dollars multiplied by the number of surveyed acres). The successful Buyer will be required to put down 10% day of auction and execute a contract for the purchase of the real estate under the terms and conditions specified herein. The earnest money should be in the form of a personal check or cashier's check (non refundable). The balance of the purchase price will be due at closing (on or before June 8, 2017). Seller reserves the right to reject any or all bids.

Disclaimer and Absence of Warranties: All information contained herein and all related materials are subject to the terms and conditions outlined in the Contract to purchase. **Announcements made by the auctioneer at the time of auction and during the sale will take precedence over any prior printed material or oral statements. The property is being sold on an "as is, where is" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company.** Information contained herein is believed accurate, but subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by Seller or the Auctioneer. Conduct at the auction and increments of bidding are at the discretion and direction of the auctioneer.

MIKE PETERSON AUCTIONEERS

Mike Peterson, Watseka, IL Lic. #440000917

Info: 815.474.7748 Visit our website at www.mikepetersonauctioneers.com for pictures and upcoming auctions