

**LESSING-PETERSEN TRUST**

# **PUBLIC AUCTION**

**156 +/- ACRE GRAIN FARM IN IROQUOIS CO., ILLINOIS**

FARM LOCATED AT: EAST 2500 NORTH RD., ASHKUM, ILLINOIS (SIGNS POSTED).

**FRIDAY, AUGUST 6<sup>TH</sup>, 2021**

**Beginning at 6:00 PM CST**

**IROQUOIS CO. FAIR GROUNDS • (4-H BUILDING)**

**1390 E 2000 NORTH ROAD, WATSEKA, IL 60970**

## **MIKE PETERSON AUCTIONEERS**

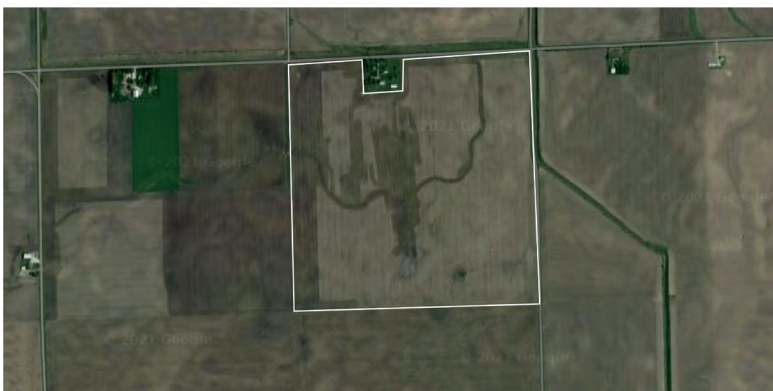
Watseka, IL. Lic. #440000917

(815) 474-7748

[www.mikepetersonauctioneers.com](http://www.mikepetersonauctioneers.com)

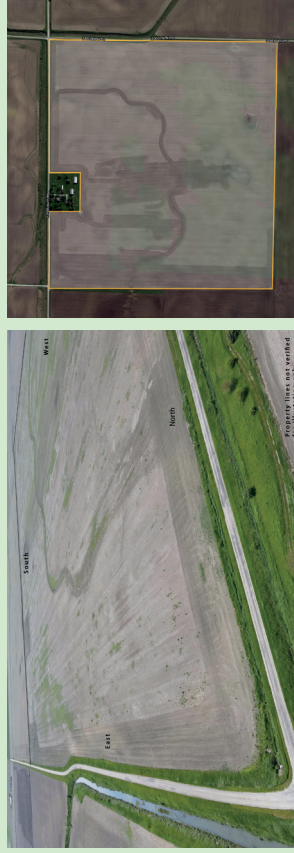


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# 156 +/- ACRE GRAIN FARM IN IROQUOIS CO., ILLINOIS

LESSING-PETERSEN FARM TRUST



THE FARM CONSISTS OF 156 +/- ACRES, OF WHICH, 153 +/- ARE TILLABLE. EXCELLENT SOIL TYPES AND ROAD FRONTAGE. JUST MINUTES FROM ASHKUM.

TERMS: \$25,000.00 NON-REFUNDABLE DEPOSIT DAY OF AUCTION. BALANCE DUE ON OR BEFORE SEPT 6TH 2021. SOLD IN AS-IS (WHERE IS) CONDITION AND SUBJECT TO THE TRUSTEE'S CONFIRMATION. 4% BUYERS FEE.

**INSPECTION OF THE FARM WILL BE FRIDAY, JULY 23RD AND SUNDAY, AUGUST 1ST 2-5PM FOR INFORMATION ON THE FARM CALL: 614-204-1175**

LESSING-PETERSEN FARM TRUST  
DIANE LESSING MCKITTRICK, TRUSTEE  
AUCTION CONDUCTED BY:  
**MIKE PETERSON AUCTIONEERS**  
Phone: 815-474-7748 • IL LIC #440000917  
www.mikepetersonauctioneers.com

ADDITIONAL INFORMATION, TERMS AND CONDITIONS, AND PHOTOS CAN BE FOUND AT:

**WWW.MIKEPETERSONAUCTIONEERS.COM**

HERE IS AN EXCELLENT OPPORTUNITY TO PURCHASE A LARGE PARCEL OF HIGH-QUALITY LAND. THE FARM HAS BEEN IN THE FAMILY FOR OVER 75 YEARS.

Scan Here To Download Soil Types And Plat Map.



Scan Here To Watch Drone Flyover Of The Farm



## TERMS AND CONDITIONS

**DEPOSIT:** \$25,000.00 NON-REFUNDABLE DEPOSIT DAY OF AUCTION. DEPOSIT CAN BE PAID IN THE FORM OF A PERSONAL CHECK OR BUSINESS CHECK, PAYABLE TO RAZZANO LAW FIRM, WITH THE BALANCE OF PURCHASE PRICE DUE AT CLOSING, ON OR BEFORE SEPT 6TH 2021.

**CLOSING:** CLOSING SHALL OCCUR ON OR BEFORE SEPT 6TH 2021. CLOSING FACILITATED BY RAZZANO LAW FIRM AT THE OFFICE LOCATED AT 115 E. WALNUT ST., WATSEKA, IL. (815) 432-4987.

**POSSESSION:** AT CLOSING, SUBJECT TO TENANTS RIGHTS FOR LAND THROUGH FALL HARVEST, BUT NO LATER THAN DECEMBER 31ST 2021.

**2021 FARM CASH RENT:** PURCHASER TO RECEIVE PRORATION OF RENT. LAST INSTALLMENT PAYMENT FROM DATE OF CLOSING TO OCT 15TH. BASED ON RENT PAYMENT OF \$11,775.

**TITLE:** PROPERTY IS SELLING WITH GOOD MARKETABLE TITLE BY WARRANTY DEED, FREE OF ANY LIENS. SELLER WILL PAY FOR DEED AND CONVEYANCE FEES. IF BUYER WANTS TITLE INSURANCE, IT WILL BE AT BUYER'S EXPENSE. BUYER WILL HAVE NORMAL CLOSING FEES TO PAY AT CLOSING.

**REAL ESTATE TAXES:** TAXES TO BE PRORATED TO DATE OF CLOSING. TAXES PER YEAR ARE \$3,964.32. DRAINAGE BILLED IS \$267.72. TOTAL TAX BILL OF \$4,232.04. IF USAGE IS CHANGED, BUYER IS RESPONSIBLE FOR CAUV RECOURP.

**MINERAL RIGHTS:** ALL MINERAL RIGHTS OWNED BY SELLER WILL BE CONVEYED TO BUYER.

**AGENCY:** MIKE PETERSON AND THEIR REPRESENTATIVES ARE EXCLUSIVE AGENTS OF THE SELLERS.

**ACCEPTANCE OF BID PRICES:** THE SUCCESSFUL BIDDER WILL BE REQUIRED TO SIGN A CONFIRMATION SALE AGREEMENT AND DISCLOSURES AT THE AUCTION SITE IMMEDIATELY FOLLOWING THE CLOSE OF THE AUCTION. BIDDING IS NOT CONDITIONAL UPON FINANCING, SO IF FINANCING IS NEEDED, BE PREPARED. THIS IS A CASH ON DELIVERY OF DEED SALE.

**DISCLAIMER:** ALL INFORMATION CONTAINED IN ALL ADVERTISEMENTS OR RELATED MATERIAL ARE SUBJECT TO THE TERMS AND AGREEMENT TO PURCHASE. ANNOUNCEMENTS MADE BY THE AUCTIONEER OR HIS AGENTS AT THE PODIUM DURING TIME OF AUCTION WILL TAKE PRECEDENCE OVER ANY PREVIOUS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. THIS PROPERTY IS BEING SOLD UNDER THE ASSUMPTION OF AS-IS (WHERE-IS) BASIS. NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, CONCERNING THE PROPERTY IS MADE BY THE SELLER OR THE AUCTIONEER OR HIS AGENTS. EACH POTENTIAL BIDDER IS RESPONSIBLE FOR CONDUCTING HIS OR HER OWN INDEPENDENT INSPECTIONS, INVESTIGATIONS, INQUIRIES AND EXERCISING THEIR DUE DILIGENCE CONCERNING THE PROPERTY. INFORMATION CONTAINED IN THIS BROCHURE IS BELIEVED TO BE ACCURATE BUT IS SUBJECT TO VERIFICATION BY ALL INTERESTED PARTIES RELYING ON IT. NO LIABILITY FOR ACCURACY, ERRORS OR OMISSIONS IS ASSUMED BY THE SELLER OR THE AUCTIONEER OR HIS ASSOCIATES. ALL SKETCHES AND DIMENSIONS IN MARKING MATERIAL ARE APPROXIMATE. INCREMENTS OF BIDDING ARE AT THE DISCRETION OF THE AUCTIONEER. THE SELLER AND THE AUCTIONEER RESERVE THE RIGHT TO PRECLUDE ANY PERSON FROM BIDDING IF THERE IS A QUESTION TO THAT PERSONS CREDENTIALS, FITNESS, BEHAVIOR, ETC. THE AUCTIONEER WILL HAVE THE FINAL SAY.

**PLEASE ARRIVE EARLY PRIOR TO SCHEDULED AUCTION TIME FOR ANY CHANGES OR ADDITIONS TO PROPERTY INFORMATION.**