

TUESDAY, FEBRUARY 11, 2025 • 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

Selling approximately 153 acres situated in the North-east Quarter of Section 28, Pontoosuc Township, Hancock County, IL. Take Road 2500N west of Colusa, IL 1 1/2 miles to Road 1600E then 1/2 mile north. (12 miles north of Carthage, IL or 5 miles south of Dallas City, IL). This farm will be sold in 3 tracts. There are no building improvements. All tracts are leased for the 2025 farming season with the purchasers to receive the cash rent.

TRACT 1 - 44 acres (subject to survey). It is all tillable, mostly level farmland with nearly all top producing "Class A" Muscatune soil. Productivity Index 142.3. Road 2600N borders the north side.

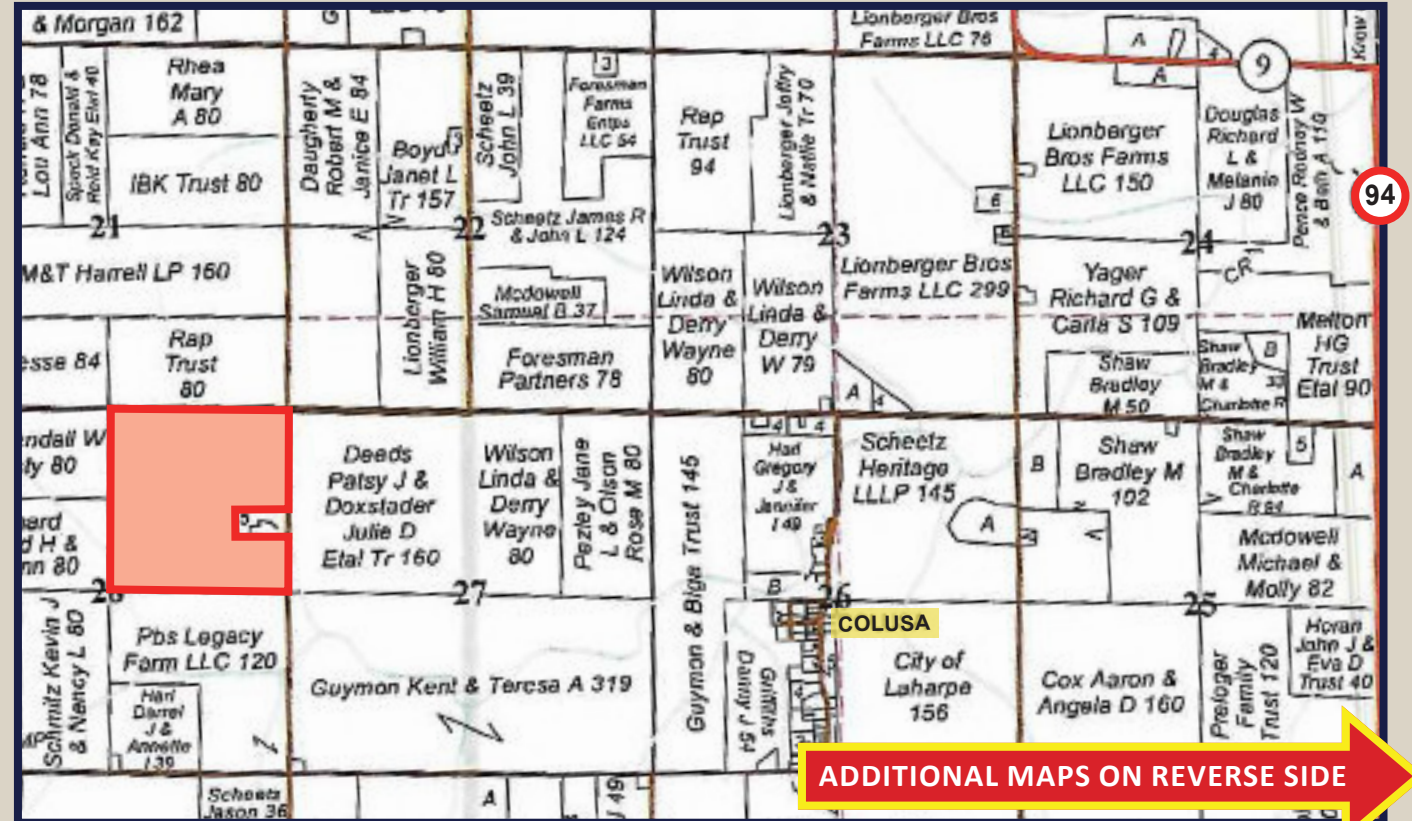
TRACT 2 - 44 acres (subject to survey). There are 37 acres of level to gently rolling tillable farmland with mostly "Class A" Muscatune and a few acres of Keller soils. Productivity Index 132.7. The non tillable acres include a wooded draw. Roads 2600N borders the north and 1600E is on the east end.

TRACT 3 - 65 acres (subject to survey). There are 61 acres of level to rolling farmland with mostly "Class A" Muscatune and a few acres of Assumption soils. Productivity Index 134.6. The non tillable acres consist of waterways and a few acres of trees in the southwest corner.

METHOD & TERMS OF SALE

All 3 tracts will be sold on a price per acre basis with a survey which will be completed prior to the auction to determine the exact acres of each tract. They will be sold "Buyer's Choice" with the successful bidder having the opportunity to select any or all tracts. This will continue until all tracts are sold. Ten percent of the bid price is to be paid at the conclusion of the sale with the balance due on or before March 11, 2025. Title Insurance in the full amount of the purchase price will be provided by the Seller. The 2024 real estate taxes due in 2025 will be paid by the Seller with the 2025 and subsequent taxes being the responsibility of the Buyers. Immediately following the auction the Buyers will be required to enter into a purchase agreement with the Seller. A copy of the contract may be examined prior to the auction by contacting attorney Eric Icenogle, 217-357-2107.

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



ADDITIONAL MAPS ON REVERSE SIDE



TRACT 1 - 44 ACRES



TRACT 2 - 44 ACRES



TRACT 3 - 65 ACRES

OWINGS INC., SELLER

DONALD OWINGS, PRESIDENT

ATTORNEY FOR SELLER - ERIC ICENOGLA

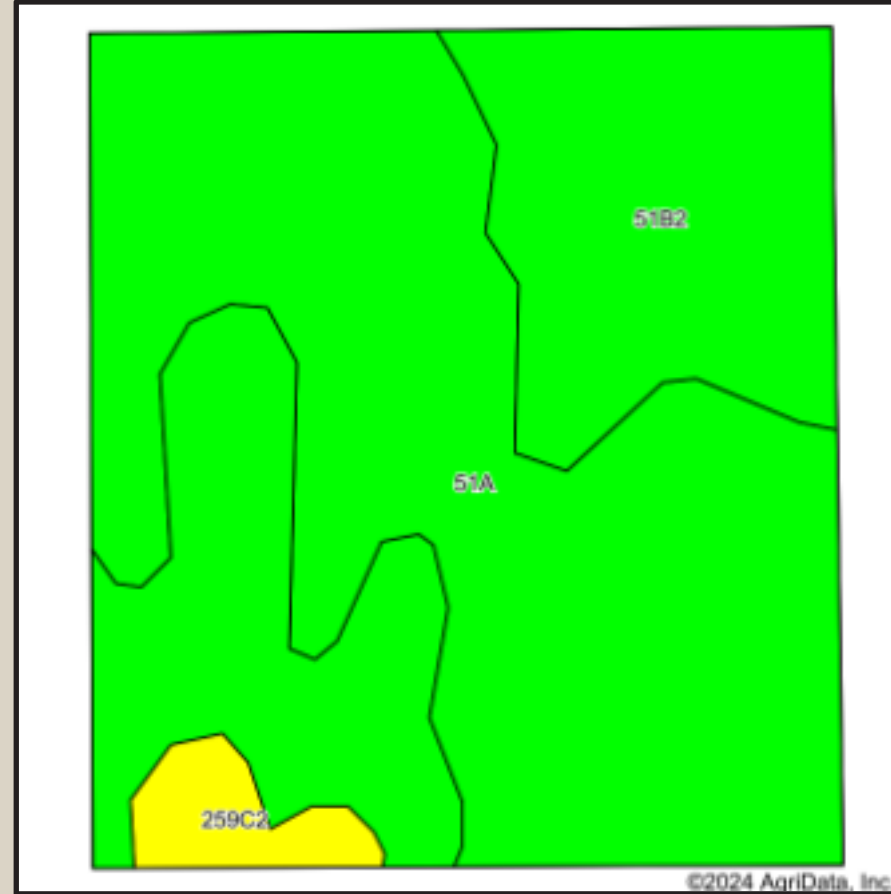
Capps, Ancelet, Icenogle & Wallace • 55 S Adams, Carthage, IL 62321 • 217-357-2107

MIKE SULLIVAN LAND SALES, LLC

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

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

OWINGS INC. LAND AUCTION 2-11-25



**TRACT 1
44 ACRES**

Area Symbol: IL067, Soil Area Version: 19

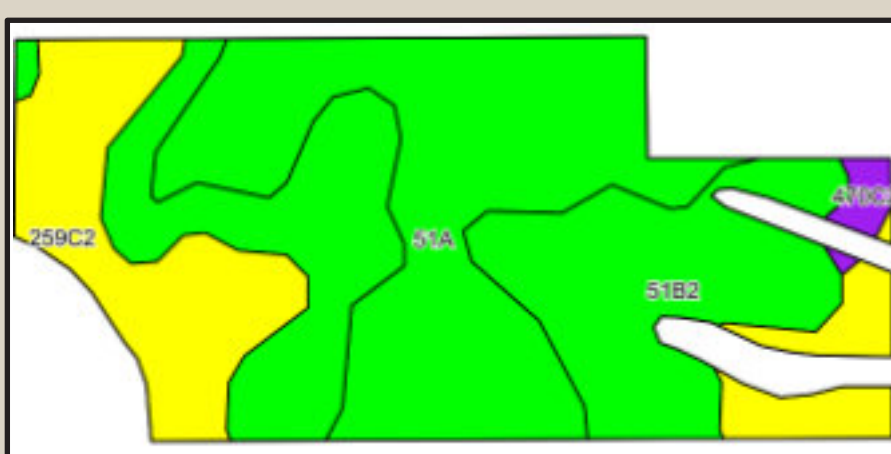
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
51A	Muscataine silt loam, 0 to 2 percent slopes	26.32	57.3%		200	64	147	79
**51B2	Muscataine silt loam, 2 to 5 percent slopes, eroded	18.07	39.4%		**188	**60	**138	70
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	1.53	3.3%		**152	**48	**111	66
				Weighted Average	193.7	61.9	142.3	*n 75



**TRACT 2
44 ACRES**

Area Symbol: IL067, Soil Area Version: 19

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
**51B2	Muscataine silt loam, 2 to 5 percent slopes, eroded	19.30	51.4%		**188	**60	**138	70
51A	Muscataine silt loam, 0 to 2 percent slopes	10.04	26.7%		200	64	147	79
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	8.25	21.9%		**137	**46	**103	66
				Weighted Average	180	58	132.7	*n 71.5



**TRACT 3
65 ACRES**

Area Symbol: IL067, Soil Area Version: 19

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
**51B2	Muscataine silt loam, 2 to 5 percent slopes, eroded	23.10	38.6%		**188	**60	**138	70
51A	Muscataine silt loam, 0 to 2 percent slopes	22.34	37.2%		200	64	147	79
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	13.77	22.9%		**152	**48	**111	66
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	0.80	1.3%		**137	**46	**103	66
				Weighted Average	183.5	58.5	134.7	*n 72.4