

WEDNESDAY, APRIL 14, 2021 • 10:00 AM

AUCTION TO BE HELD AT THE FIRE STATION IN LORAIN, IL



LOCATION & GENERAL INFORMATION

Tracts 1-7 are located in Hancock County near the small Village of Stillwell, IL. From Loraine, IL, take IL 336 Expressway 3 miles northeast to Road E1700th St, then 2 miles north, or 11 miles south of Carthage, IL, then 3 mile west to West Point, and 2 miles south. Tract 8 is located in Adams County, 3 miles east of Loraine, IL along the north side of Highway 61.

The tracts will all be surveyed prior to the auction and will be sold individually and in the order listed with no choice or combinations. Complete and immediate possession will be given at time of closing for all tracts with the possible exception of tract 6 which may sell subject to tenancy for part of 2021, (check with Auction Co). Any tracts with tillable acres and fertilizer applied will be sold subject to the Buyer reimbursing the Sellers for these costs. Prospective Buyers have permission to inspect any tract either by walking or with an ATV, however, we ask that you close all gates as there are cattle on some tracts.

TRACT 1 - 60 acres which is nearly all tillable and being level to gently rolling with Keomah, Clarksdale and Fishhook soils and a 105 PI. There are several dry dam structures with risers on this tract. It is part of the E1/2 of the SW1/4 of Section 27, St. Albans Township and it is bordered by Roads 150N on the north and 1650E on the east side.

TRACT 2 - 80 acres with FSA figures indicating 68 tillable which includes 15 acres of CRP. The tillable acres are level to gently rolling and contain Rozetta, Fishhook, Clarksdale and Timewell soils with a 105 PI. It is the N1/2 of the SW1/4 of Section 26, St. Albans Township. Access is by Road 1700E on the west and 150N on the north.

TRACT 3 - 60 acres with approximately 45 acres tillable and the balance being wooded draws. The tillable acres are level to rolling and contain Rozetta and Atlas soils with a 93 PI. It is situated in the S1/2 of the SW1/4 of Section 26, St. Albans Township. The buildings and grain bins are not part of this tract and do not sell. There is a small pond. Access is by Road 1700E on the west and 100N on the south.

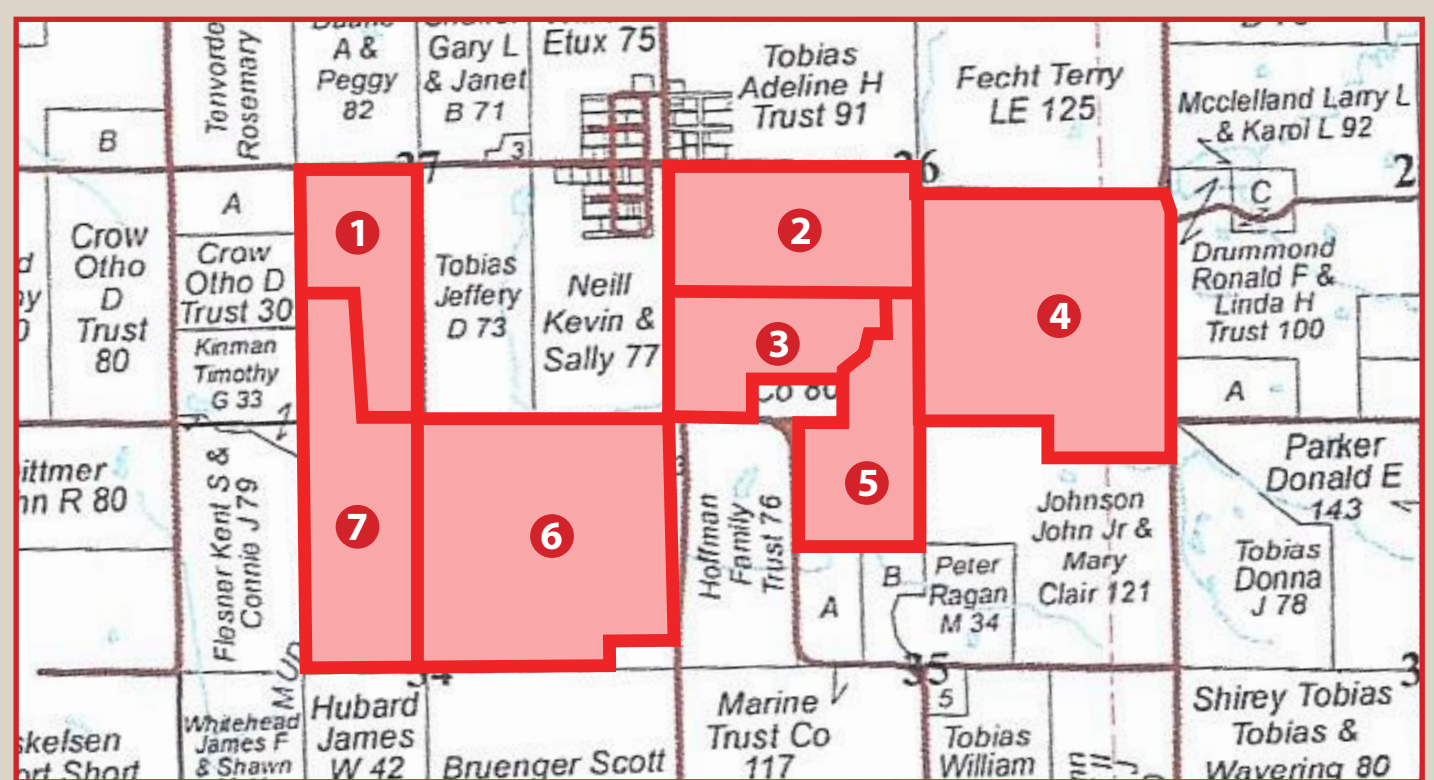
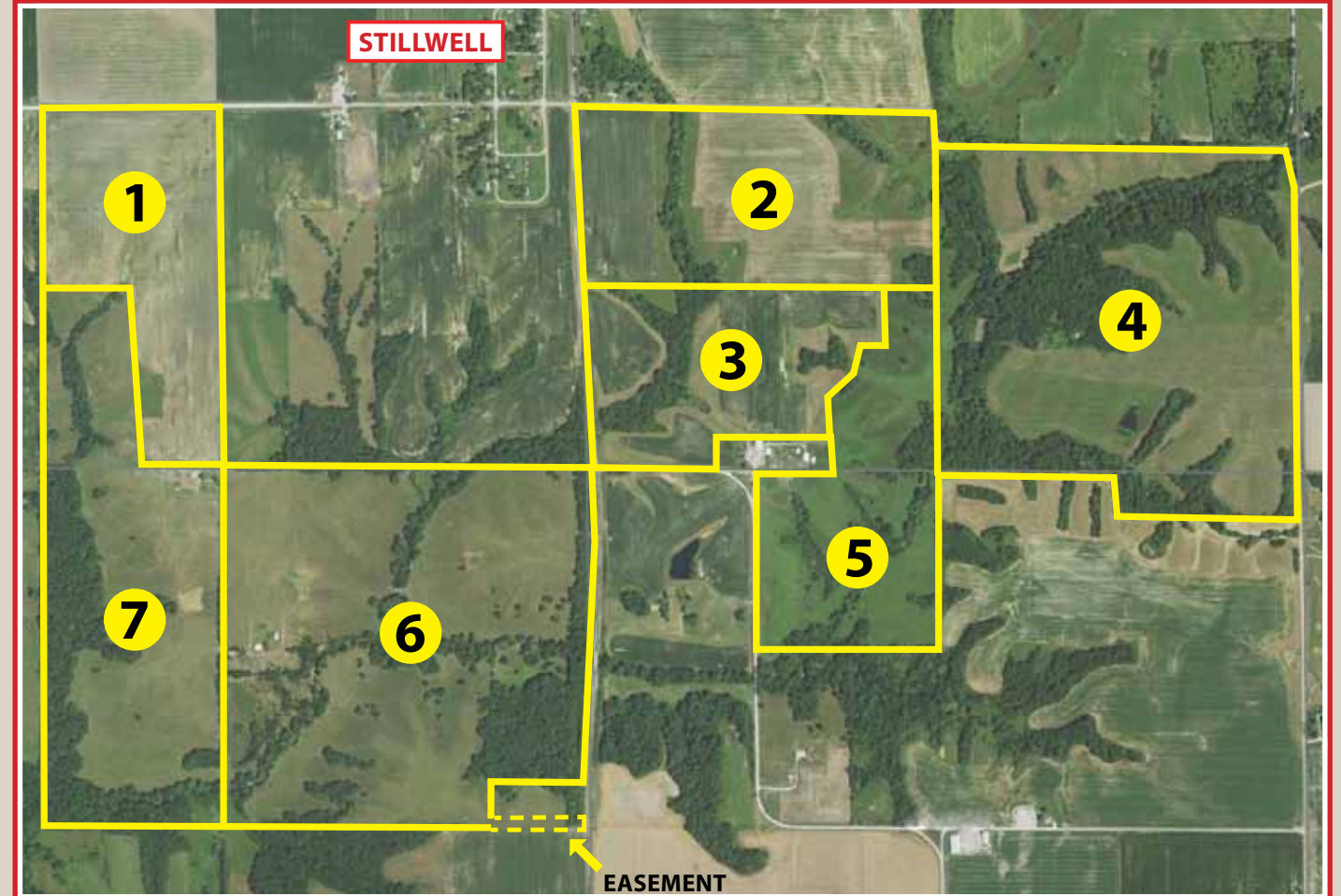
TRACT 4 - 160 acres situated in the SE1/4 of Section 26 and a small part being in the NE1/4 of Section 35, St. Albans Township. FSA indicates over half tillable and being HEL ground, however, this farm is in pasture and has been for many years. There are 70 acres of timber and there are 2 ponds. Road 150N borders the north with 1800E on the east side.

TRACT 5 - 60 acres of rolling pasture situated in the NW1/4 of Section 35 and the SW1/4 of Section 26, St. Albans Township. There is a pond on this tract and access is by Road 1725E on the west side.

TRACT 6 - 160 acres of mostly open level to rolling pasture along with some timber. It is the NE1/4 of Section 34, St. Albans Township. There are 12 acres tillable with a 100 PI. It's improved with an open front cattle shed and there are 2 ponds. Access is by Roads 1650E on the west and 1700E on the east side.

TRACT 7 - 100 acres being the E1/2 of the NW1/4 of Section 34 and part of the E1/2 of the SW1/4 of Section 27, St. Albans Township. FSA indicates approximately 60 acres of HEL tillable ground, however, it's been in pasture for many years. The balance of the farm is timber. There are a couple of small sheds and grain bins and there is a pond. Access is on the east side by Road 1650E.

TRACT 8 - 20 acres located 3 miles east of Loraine, IL along the north side of Highway 61. It is situated in the SE1/4 of the SE1/4 of Section 23, Keene Township, Adams County. It contains 18 acres of level to gently rolling tillable crop land with Keomah, Ursa and Clarksdale soils and 111 PI. The balance is wooded draws. There are several nice home building sites.



METHOD AND TERMS OF SALE

All tracts will be sold on a per acre basis with the final settlement based on a survey which will be completed prior to the auction. Ten percent of the bid price to be paid on day of sale with the balance to be due on or before May 14, 2021 upon delivery of Warranty Deed. Title Insurance will be provided by the Sellers. The 2020 Real Estate taxes due in 2021 will be paid by Sellers with the 2021 taxes being the responsibility of the Buyers. Immediately following the auction the successful Buyers will be required to enter into a written purchase agreement with the Sellers. A copy of the contract may be examined prior to sale day by contacting attorney Tom Hartzell, 217-357-3121.

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

ADDITIONAL INFORMATION ON REVERSE SIDE

DAVETTE CHENEY, RICH GASTLER & DANA CHANEY, HEIRS OF THE DAVID & CHARLOTTE CHENEY ESTATES

ATTORNEY FOR SELLERS, THOMAS F. HARTZELL

TUCKER, HARTZELL & BRYANT • 608 WABASH, CARTHAGE, IL 62321 • (217) 357-3121

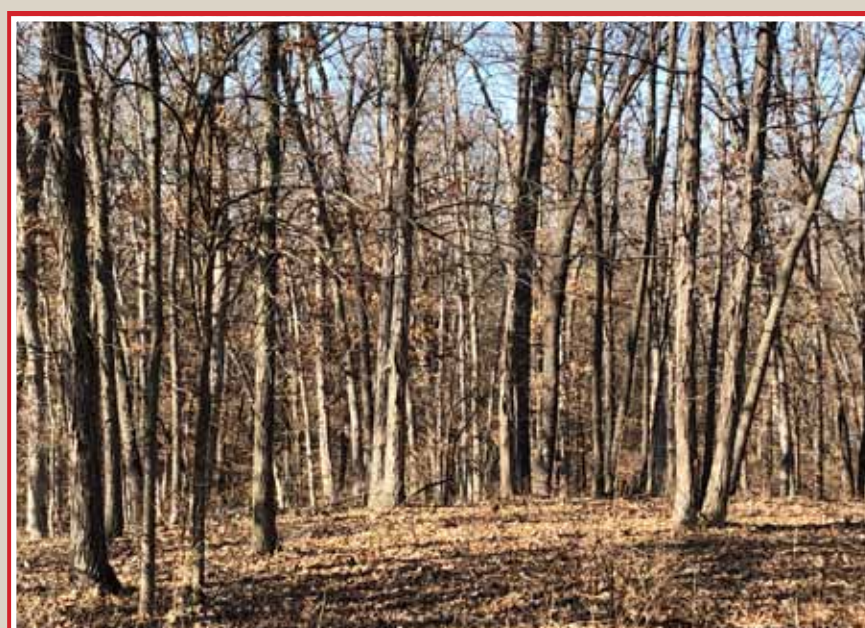
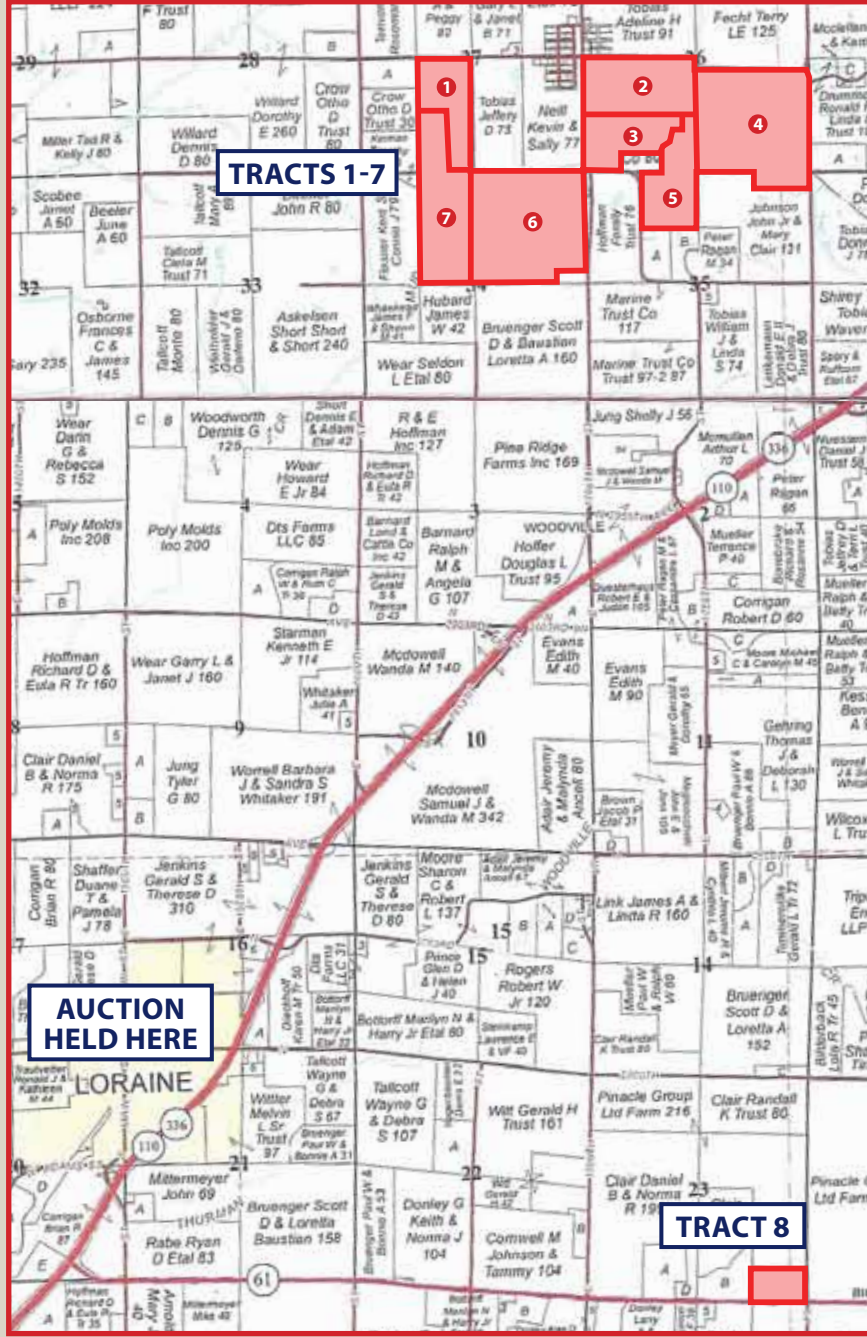
MIKE SULLIVAN LAND SALES, LLC

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DAVID & CHARLOTTE CHENEY ESTATES



TRACT 1

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**17B2	Keomah silt loam, 2 to 5 percent slopes, eroded	26.17	44.0%	**153	**48	**113
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	10.79	18.1%	**119	**38	**97
257A	Clarksdale silt loam, 0 to 2 percent slopes	9.61	16.2%	174	56	128
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	6.66	11.2%	**87	**29	**65
**257B2	Clarksdale silt loam, 2 to 5 percent slopes, eroded	3.11	5.2%	**165	**53	**122
**605E3	Ursa clay loam, 18 to 25 percent slopes, severely eroded	1.73	2.9%	**63	**22	**48
50A	Virden silty clay loam, 0 to 2 percent slopes	1.43	2.4%	182	59	135
Weighted Average				141.5	45.1	104.4

TRACT 2

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	14.80	22.1%	**162	**50	**119
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	14.08	21.3%	**119	**38	**97
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	7.02	10.6%	**140	**46	**104
**257B2	Clarksdale silt loam, 2 to 5 percent slopes, eroded	6.07	9.2%	**165	**53	**122
257A	Clarksdale silt loam, 0 to 2 percent slopes	5.73	8.7%	174	56	128
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	5.29	8.0%	**87	**30	**67
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	3.99	6.0%	**87	**29	**65
699A	Timewell silt loam, 0 to 2 percent slopes	3.80	5.4%	185	60	138
17A	Keomah silt loam, 0 to 2 percent slopes	2.70	4.1%	161	51	119
**17B2	Keomah silt loam, 2 to 5 percent slopes, eroded	2.00	3.0%	**153	**48	**113
**8C2	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.54	0.8%	**86	**29	**65
43A	Java silt loam, 0 to 2 percent slopes	0.28	0.4%	191	62	142
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	0.24	0.4%	**153	**47	**112
Weighted Average				141.7	45.3	104.7

TRACT 3

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	16.31	36.0%	**162	**50	**119
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	11.52	25.5%	**87	**30	**67
**915D2	Elco-Ursa complex, 10 to 18 percent slopes, eroded	7.22	16.0%	**114	**38	**95
**8C2	Hickory silt loam, cool mesic, 18 to 35 percent slopes	3.79	8.4%	**86	**29	**65
17A	Keomah silt loam, 0 to 2 percent slopes	2.39	5.3%	161	51	119
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	2.08	4.6%	**140	**46	**104
**8C2	Hickory silt loam, cool mesic, 10 to 18 percent slopes	1.21	2.7%	**108	**36	**82
**17B2	Keomah silt loam, 2 to 5 percent slopes, eroded	0.41	0.9%	**153	**48	**113
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	0.33	0.7%	**119	**38	**97
Weighted Average				126	40.6	93.9

TRACT 8

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
17A	Keomah silt loam, 0 to 2 percent slopes	5.72	29.8%	161	51	119
**17B	Keomah silt loam, 2 to 5 percent slopes	5.09	26.5%	**159	**50	**118
**605C2	Ursa silt loam, 5 to 10 percent slopes, eroded	4.15	21.6%	**102	**35	**77
257A	Clarksdale silt loam, 0 to 2 percent slopes	3.71	19.3%	174	56	128
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	0.55	2.9%	**119	**38	**97
Weighted Average				149	47.9	110.5