

THURSDAY, APRIL 11, 2024 • 5:00 PM

AUCTION TO BE HELD AT "THE WINDMILL", GOLDEN, IL

This will be an in-person auction with live on-line bidding available through Proxibid with no Buyer Premium.
 Register at least 24 hours prior to the auction to be guaranteed acceptance on the bidding platform.

LOCATION & GENERAL INFORMATION

The Raymond Paben farm is located 1 mile east of LaPrairie, IL or from Golden, IL go 1 1/2 miles north and 2 1/2 miles east to Roads 2600N - 2750E, then 1 mile north. From Augusta, IL, 5 miles south to Roads 2750N - 2903E then 1 mile west. It is situated in Sections 15, 16 & 21 of Northeast Township, Adams County, IL. All tracts sell with complete possession including the 2024 farming rights. Upon payment of the down payment and entering into the auction contract, the purchasers will be allowed to enter onto the farms for farming purposes.

TRACT 1 - 56.6 surveyed acres. All tillable, level to gently rolling with mostly Timewell-Ipava, Coatsburg, Emery and Osco soils. It has a 127 Productivity Index. This tract is approximately half pattern tiled. Access is by Roads 2750E on the east side and 2700N on the south.

TRACT 2 - 40 surveyed acres. All tillable, mostly level, Class A farmland with a 137 Productivity Index. The soil types are predominately Timewell-Ipava with a few acres of Virden and Osco. Access is by Roads 2750E on the west side and 2750N on the north.

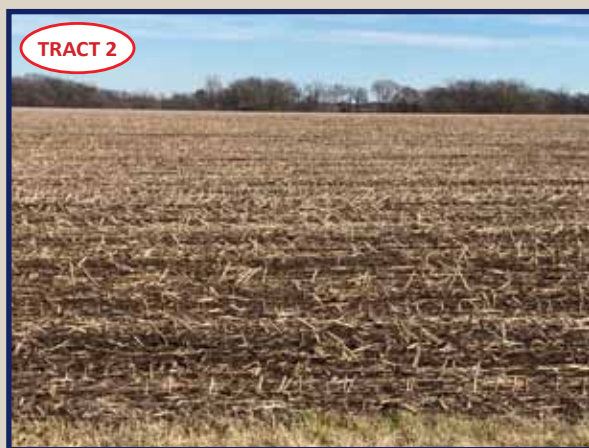
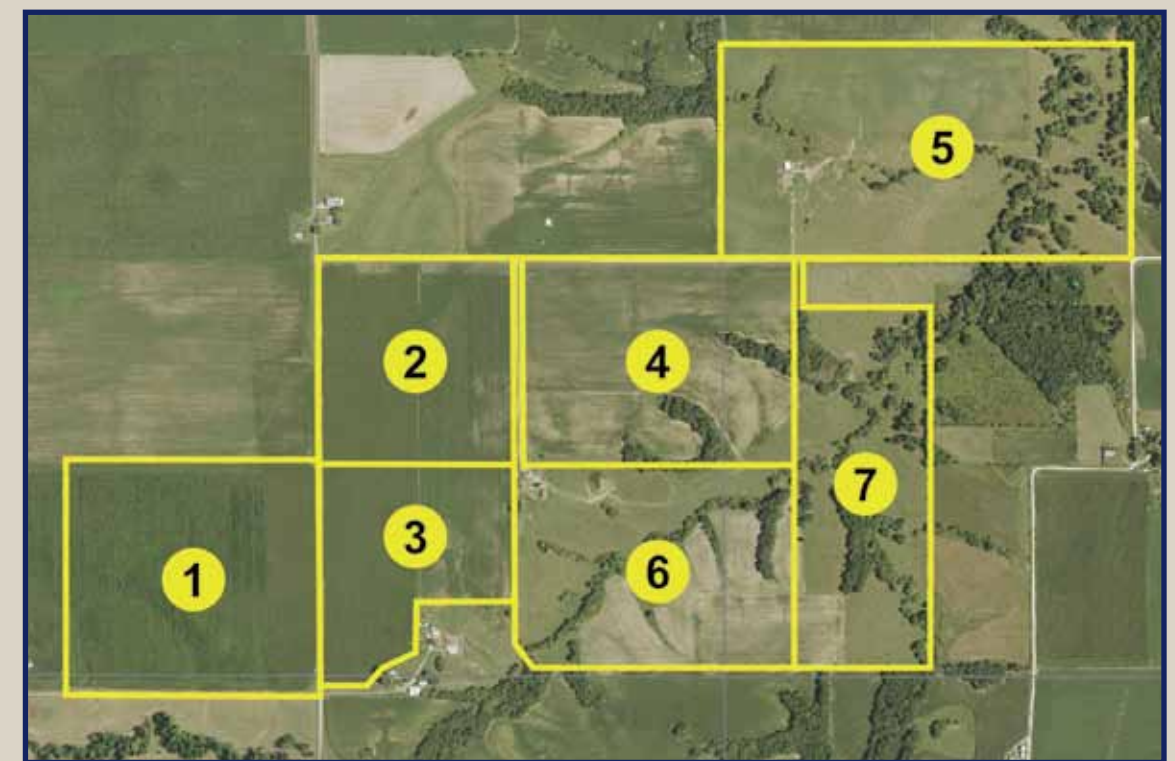
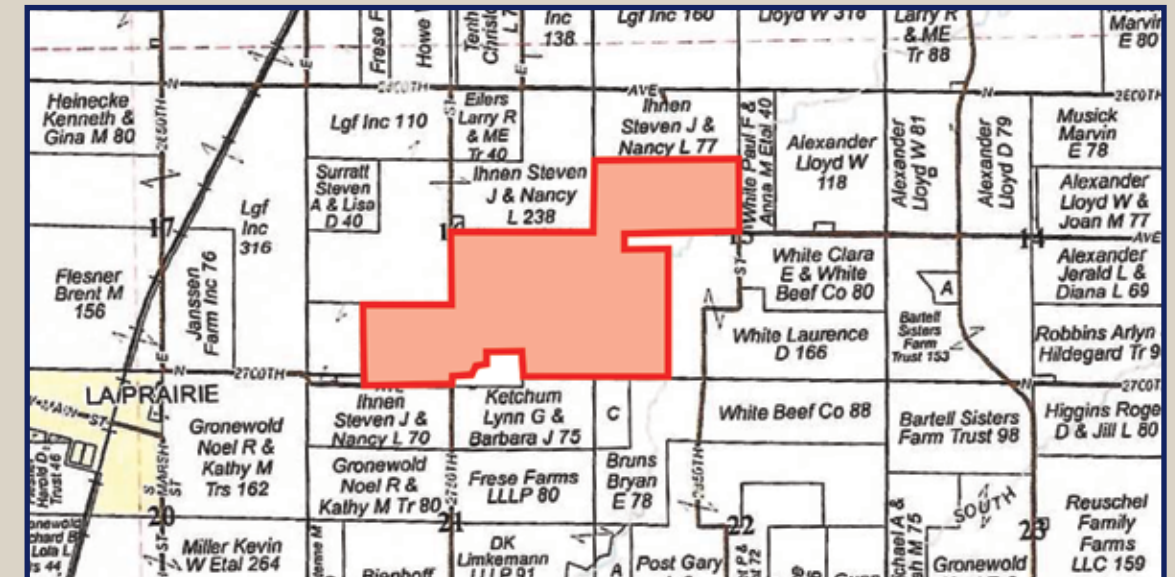
TRACT 3 - 31.6 surveyed acres. All tillable, mostly level to gently rolling farmland with Timewell - Ipava and Clarksdale soil types and a 131 Productivity Index. It borders Tract 2 on the north end. Access is by Road 2750E on the west side.

TRACT 4 - 55.1 surveyed acres. There are approximately 48 acres tillable which is level on the north and west and rolling on the east and south. The soil types are mostly Timewell-Ipava and Clarksdale with small amounts of other soil types. The tillable acres have a 115 Productivity Index. Access is by Road 2750N on the north.

TRACT 5 - 85 acres (surveyed acres will be posted). FSA figures indicate 32 acres tillable, which has a Productivity Index of 97. The balance of the farm is mostly open, rolling pasture with some timber pasture. It is improved with a pole & metal type, open front livestock building. There is a creek running through this property. Access is by Road 2750N on the south side.

TRACT 6 - 57 surveyed acres. This tract is nearly all rolling open pasture with 8 tillable acres. It is improved with a concrete stave silo with attached covered concrete bunk and an older grain bin. There is a small pond and a creek runs through the property. Access is by a deeded 30' strip of land off of Road 2750N. This lane includes an easement for the use of Tracts 2 & 4.

TRACT 7 - 46.1 surveyed acres. Mostly open, rolling pasture with a few wooded draws and a couple of tillable acres. It has a pond and a creek running through it. Access is by a deeded 50' strip of land off of Road 2750N.



METHOD & TERMS OF SALE

All tracts will be sold on a price per acre basis with the acres being based on a current survey. They will be sold "Buyer's Choice" with each successful bidder having the opportunity of selecting any tract or combination of tracts. Each sale will be absolute and final. Ten percent of the purchase price to be paid at the conclusion of the auction with the balance due on or before May 13, 2024. Title Insurance in the amount of the purchase price will be provided by the Sellers. The 2024 real estate taxes which will be payable in 2025 are to be paid by the Buyers. Immediately following the auction the successful bidders will be required to enter into a written contract with the Sellers. A copy of the contract may be examined prior to the auction by contacting Thomas Hartzell, Attorney for the Paben Trust.

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

SOIL MAPS & PHOTOS ON REVERSE SIDE



RAYMOND PABEN IRREVOCABLE TRUST

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RAYMOND PABEN IRREVOCABLE TRUST 4-11-24

