

**THURSDAY, OCTOBER 10, 2024 • 5:00 PM**

AUCTION TO BE HELD AT THE BASCO COMMUNITY BUILDING IN BASCO, 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.**



TRACT 1



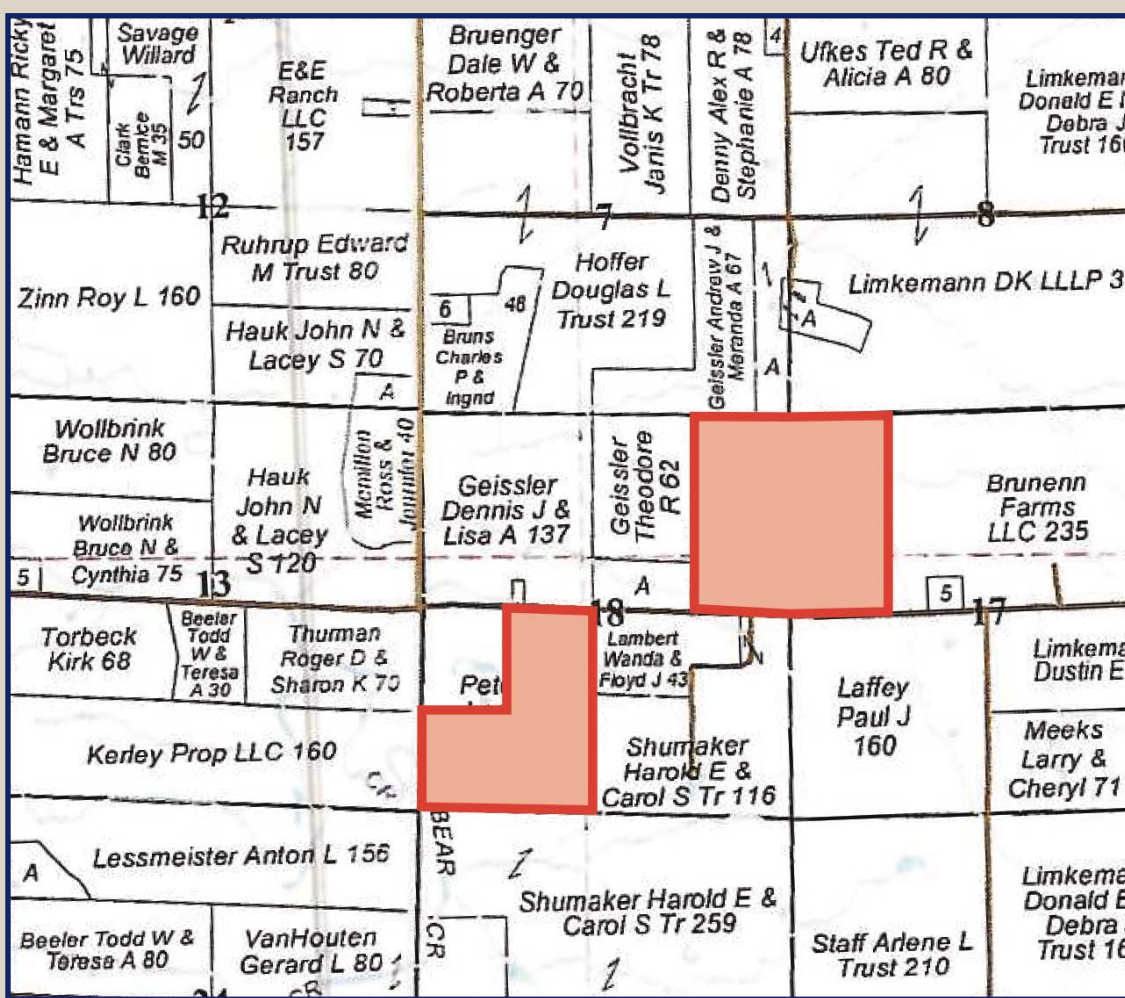
TRACT 2



TRACT 2



TRACT 3



**LOCATION & GENERAL INFORMATION**

The Peterson farms are located 3 miles west of West Point, IL on the West Point Blacktop. From Carthage, IL, 10 miles south on Highway 336 to Road 400N then 7 miles west on the West Point Blacktop. All 3 tracts sell with full possession when the current crops are removed. Hunting rights will be given at closing as well. Prospective buyers have permission to access these tracts for inspection.

**TRACT 1** - 100 acres (subject to survey) situated on the south side of the West Point Blacktop, Road 350N, in the Southwest Quarter of Section 18, St. Albans Township. There are 60 acres tillable with Keomah and Fishhook soils and a 111 PI. The balance of the farm is mostly timber with excellent hunting along with a few waterways.

**TRACT 2** - 100 acres (subject to survey) situated on the north side of the West Point Blacktop, in the Northeast Quarter of Section 18, and the Northwest Quarter of Section 17, St. Albans Township. There are 60 acres tillable with Keomah, Elco Ursa, and Fishhook soils and a 101.4 PI. The balance of the farm is mostly timber with a few waterways and a small pond.

**TRACT 3** - 56 acres (subject to survey) situated on the north side of the West Point Blacktop adjacent to the east side of tract 2. It is in the Northwest Quarter of Section 17 of St. Albans Township. This tract is primarily timber with 10 acres of tillable farmland with a 100 PI. This is a very nice recreational tract of land with excellent deer, turkey and small game hunting.

**TERMS & CONDITIONS OF SALE**

All 3 tracts will be sold on a price per acre basis with the exact acres to be determined by a survey which will be completed prior to the auction. They will be sold "Buyer's Choice". Ten percent of the selling price to be paid at the completion of the auction with the balance due on or before November 12, 2024. Title Insurance in the full amount of the purchase price will be provided by the Sellers. The 2024 real estate taxes which will be due and payable in 2025 will be paid by the Sellers with the 2025 and all subsequent taxes being the responsibility of the Buyers. Possession will be given at time of closing subject only to the rights of the current tenant for the remainder of the of 2024 crop year. The farm sells free and clear of 2025 farming rights. Immediately following the auction, each Buyer shall enter into a written purchase agreement with the Sellers. A copy of said contract may be inspected prior to the auction by contacting the attorney for Sellers, Andrew W. Staff, 217-228-8470.

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



**HEIRS OF LEONARD & KATHRYN PETERSON ESTATES**

ATTORNEY FOR SELLER - ANDREW W. STAFF

STAFF & STAFF ATTORNEYS AT LAW • 237 NORTH 6TH STREET, QUINCY, IL 62301 • 217-228-8470

**MIKE SULLIVAN LAND SALES, LLC**

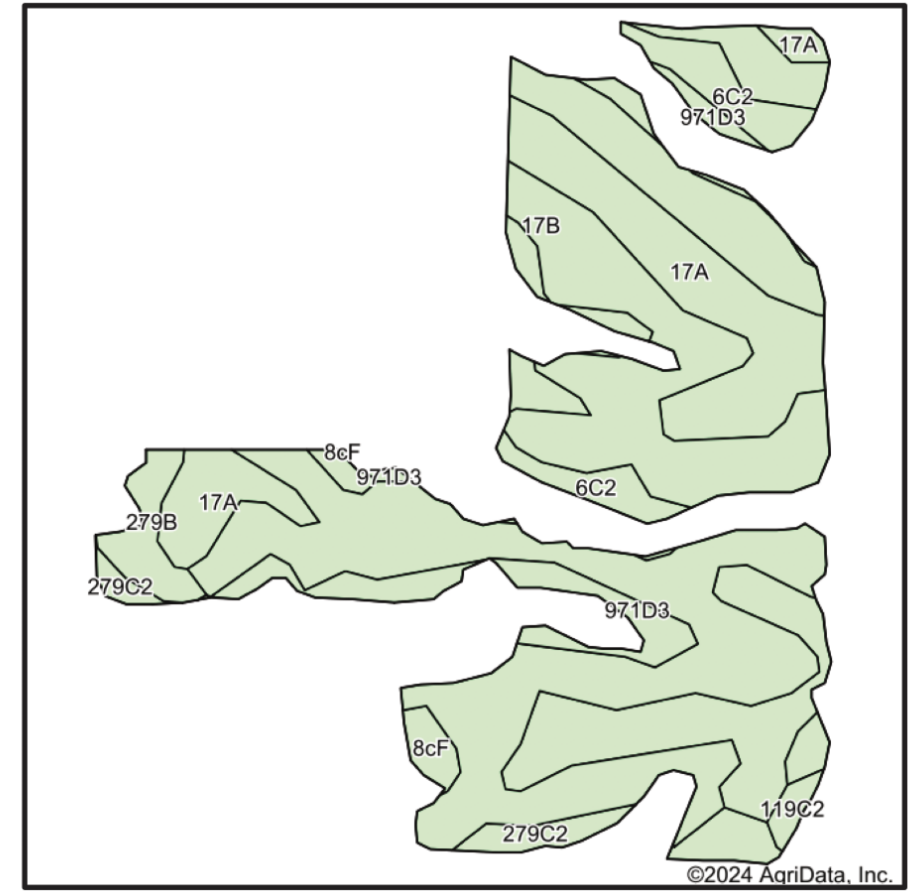
414 Main, Carthage, Illinois 62321 • Phone 217-357-5252

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

**PETERSON AUCTION 10-10-24**

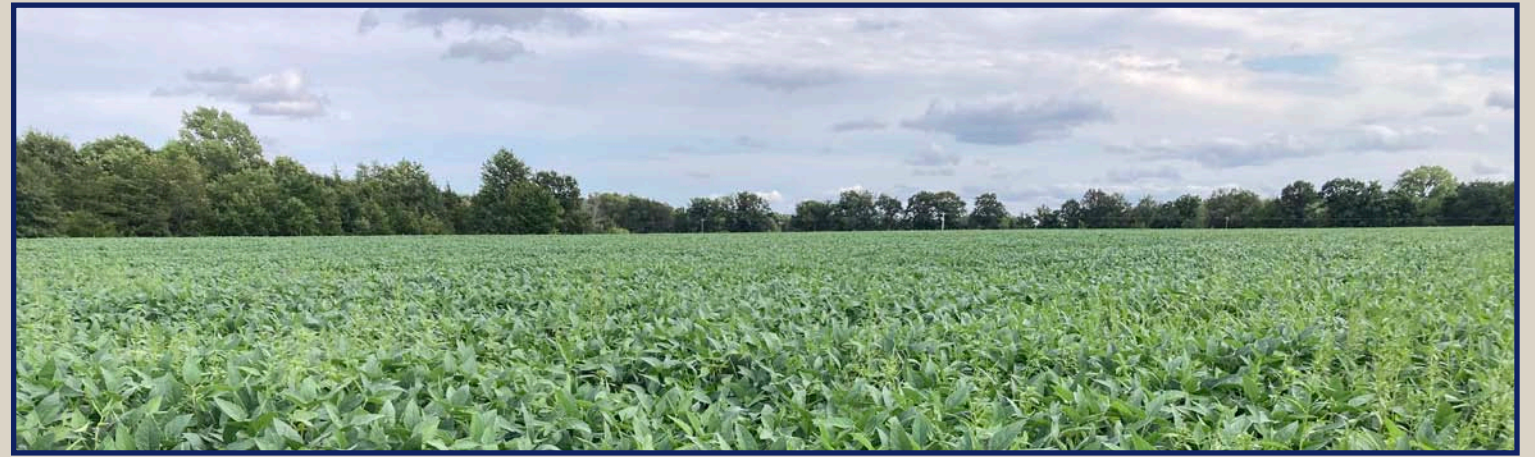


**TRACT 1**

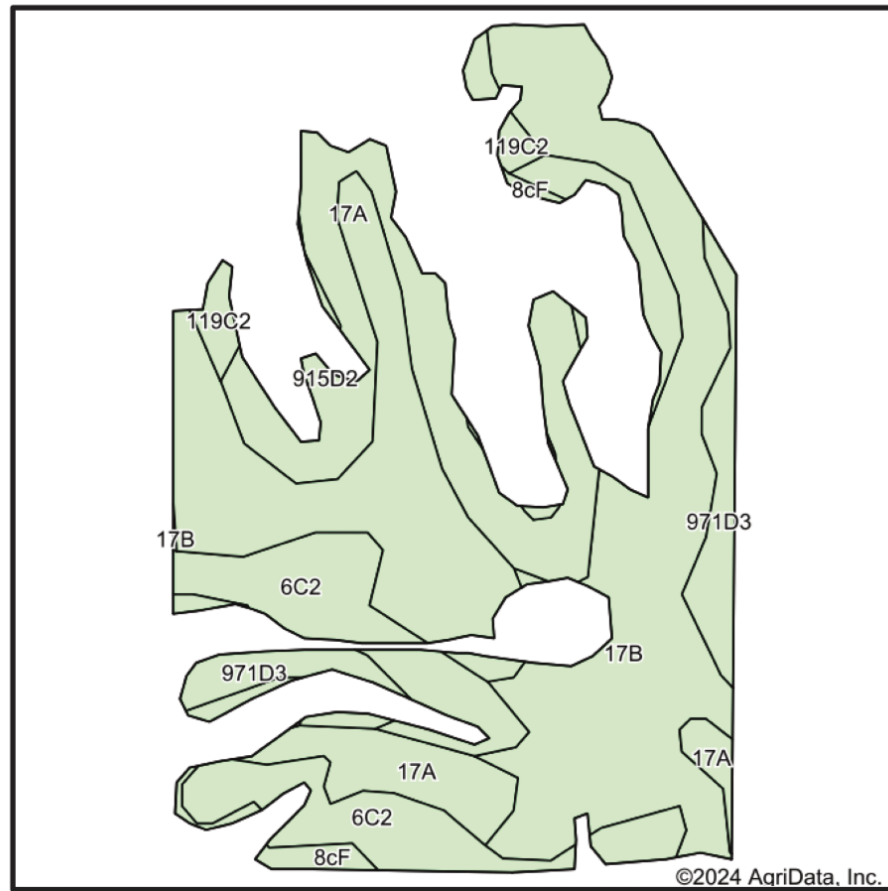


Area Symbol: IL067, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**17B	Keomah silt loam, 2 to 5 percent slopes	32.20	54.5%	**158	**50		**117 68
17A	Keomah silt loam, 0 to 2 percent slopes	14.59	24.6%	161	51		119 70
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	3.99	6.7%	**119	**38		**87 36
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	3.49	5.9%	**83	**28		**62 37
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	2.37	4.0%	**153	**47		**112 63
**279B	Rozetta silt loam, 2 to 5 percent slopes	1.50	2.5%	**161	**50		**118 78
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.64	1.1%	**89	**30		**68 13
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	0.42	0.7%	**140	**46		**104 45
<b>Weighted Average</b>		<b>150.7</b>	<b>47.8</b>				<b>111.4 *n 63.8</b>



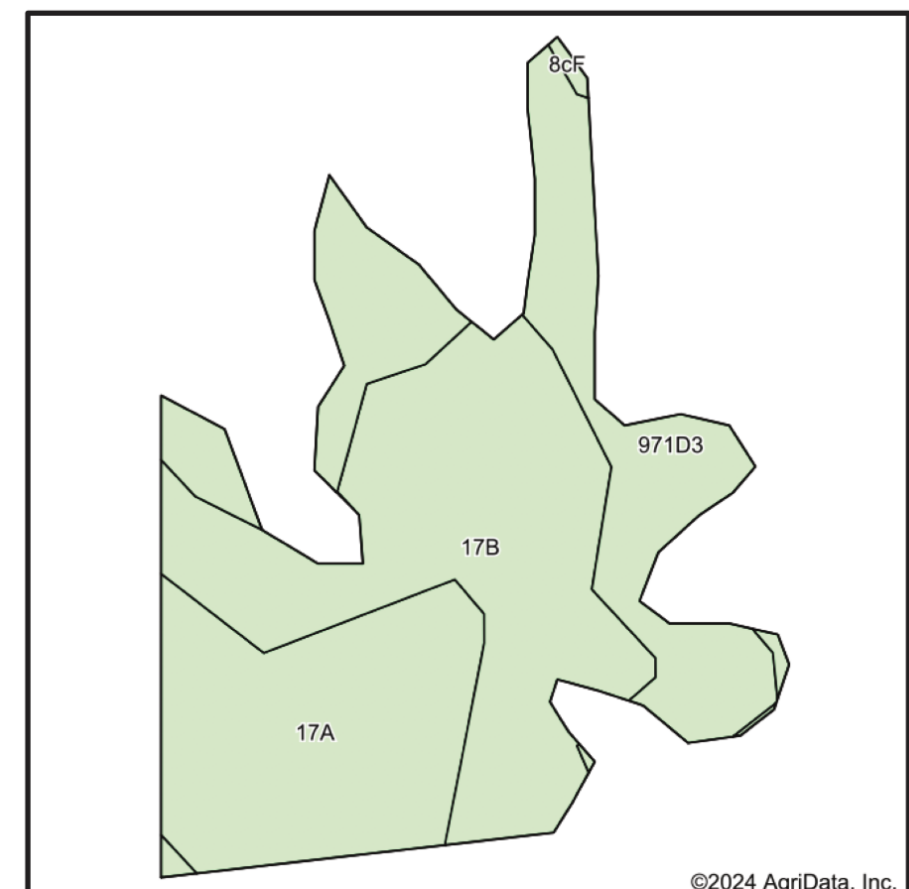
**TRACT 2**



Area Symbol: IL067, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**17B	Keomah silt loam, 2 to 5 percent slopes	17.97	29.7%	**158	**50		**117 68
17A	Keomah silt loam, 0 to 2 percent slopes	14.91	24.5%	161	51		119 70
**915D2	Elco-Ursa complex, 10 to 18 percent slopes, eroded	11.42	18.8%	**110	**37		**83 42
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	9.81	16.1%	**119	**38		**87 36
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	4.02	6.6%	**83	**28		**62 37
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	1.36	2.2%	**89	**30		**68 13
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	1.28	2.1%	**140	**46		**104 45
<b>Weighted Average</b>		<b>136.5</b>	<b>43.9</b>				<b>101.2 *n 54.7</b>

**TRACT 3**



Area Symbol: IL067, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**17B	Keomah silt loam, 2 to 5 percent slopes	4.50	41.2%	**158	**50		**117 68
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	3.26	29.9%	**83	**28		**62 37
17A	Keomah silt loam, 0 to 2 percent slopes	3.08	28.2%	161	51		119 70
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.08	0.7%	**89	**30		**68 13
<b>Weighted Average</b>		<b>136</b>	<b>43.6</b>				<b>100.8 *n 58.9</b>

