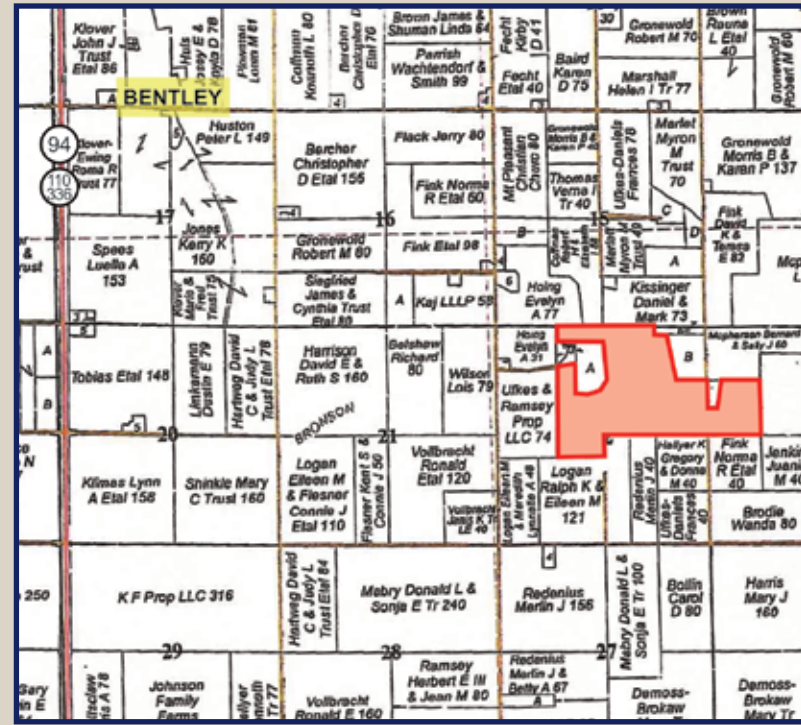
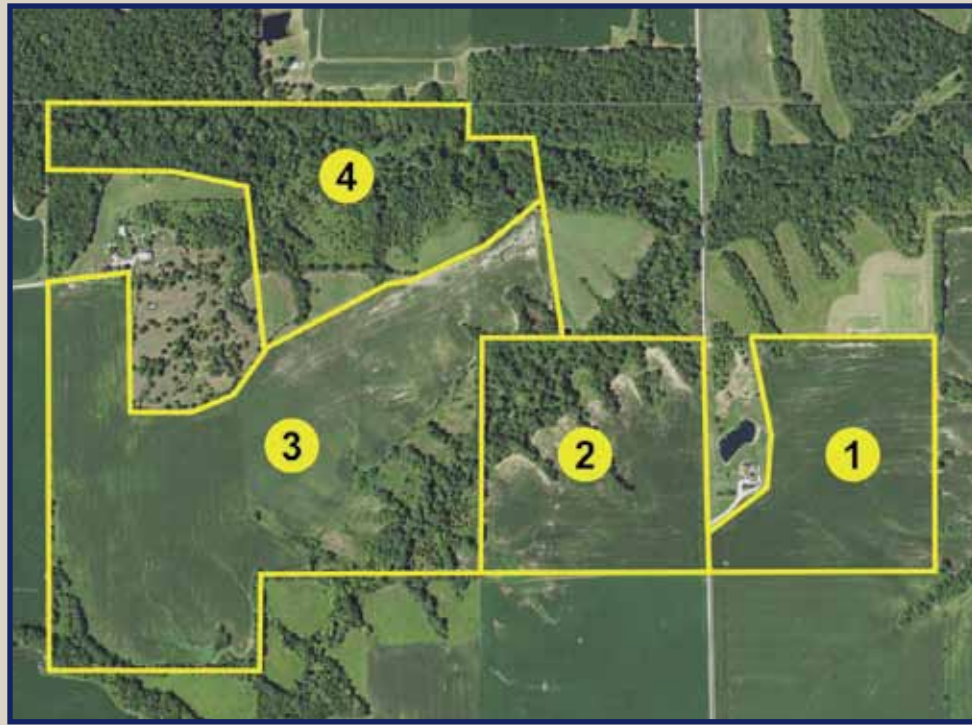


THURSDAY, MARCH 28, 2024 • 10:00 AM

AUCTION TO BE HELD AT THE EAGLES CLUB, 519 NORTH MADISON, (HWY 94N) CARTHAGE, 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

Selling 232.85 acres formerly known as the Gary Rampley farm located 4 miles south of Carthage, IL on IL 336 Expressway to Road 1000N (Bentley Blacktop), then 3 miles east to Road 2300E, then 1 1/2 miles south to Tracts 1 & 2. For Tracts 3 & 4 turn south at 1000N - 2200E, then 1 1/4 mile south to Road 880N and 1/4 mile east. These tracts are situated in Sections 22 & 23 of Harmony Township, Hancock County, IL. Potential buyers have permission to inspect these tracts with the use of an ATV. If ground conditions are wet or farming has begun use the grass easement or stay off.

TRACT 1 - 33 acres located in the Southwest Quarter of the Northwest Quarter of Section 23 of Harmony Township. It is all tillable with mostly Keomah and Clarksdale soils and a 118 PI. Access is by Road 2300E along part of the west side.

TRACT 2 - 40 acres located in the Southeast Quarter of the Northeast Quarter of Section 22 of Harmony Township. There are approximately 26 acres tillable with Rozetta, Atlas & Clarksdale soils and a 95 PI. The balance of this tract is wooded with good hunting. Access is by Road 2300E along the East side.

TRACT 3 - 106.25 surveyed acres located in part of the Northeast Quarter, Northwest Quarter and Southwest Quarter of Section 22 of Harmony Township. There are approximately 77 acres tillable with Ipava, Clarksdale and Keomah soils and 122 PI. The balance of this tract which borders tract 2 is wooded. Access is by Road 880N on the west side of the north boundary. There is an ingress - egress easement along part of the north side.

TRACT 4 - 53.60 surveyed acres located in the North Half of Section 22. It is nearly all rolling timber land with excellent deer, turkey and small game hunting. There are a few small open areas suitable for food plots. Access is by Road 880N and a 30' easement through tract 3. It also has an ingress - egress easement along the south boundary for the benefit of a neighboring property.

ALSO SELLING - 3 parcels of real estate located in Denver, IL. Parcel 1 is located south across the street from McDonough Power Coop (Ferrall Gas) and contains 1.2 acres. It is unimproved. Parcel 2 is located on the corner of Road 650N (Denver Blacktop) & Seybold Street. It has a concrete block building which is in deteriorating condition. DO NOT enter this building. Parcel 3 is located on the corner of Seybold & North Streets. It has an older building which is also in deteriorating condition. DO NOT enter this building. For more information on these properties contact the auctioneer.

TERMS & CONDITIONS OF SALE

Tracts 1 - 4 will be sold on a price per acre basis. They will be sold "Buyer's Choice". The Denver, IL properties will each be sold for a total dollar amount. Ten percent of the bid price will be paid as a down payment at the conclusion of the auction with the balance due on or before April 29, 2024. Possession will be given at time of closing with Tracts 1, 2 & 3 selling subject to a farm lease on the tillable acres through the 2024 crop year. The Buyers will receive the cash rent payment. The Purchasers of Tract 4 and the City lots will receive full possession at time of closing. All tracts are being sold subject to any existing easements including ingress - egress and water line easements. Title insurance will be provided by the Sellers. The 2023 real estate taxes due in 2024 will be paid by the Sellers with the Buyers being responsible for the 2024 and all subsequent taxes. Immediately following the auction the Buyers will be required to enter into a written purchase agreement with the Sellers. A copy of said contract may be inspected prior to the auction by contacting Mariah Wallace 217-357-2107, attorney for Sellers.

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

SOIL MAPS & PHOTOS ON REVERSE SIDE

MCKENZIE DOREMUS & AMY COOK, OWNERS

ATTORNEY FOR SELLERS - MARIAH WALLACE

CAPPS, ANCELET, ICENOGL & WALLACE • 55 S. ADAMS, CARTHAGE, IL • 217-357-2107

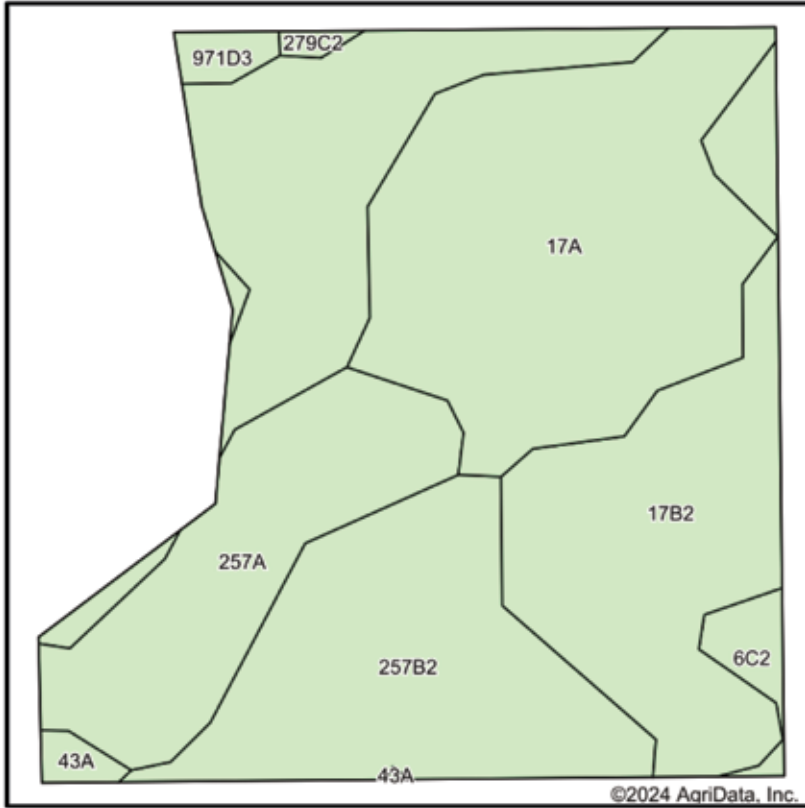
MIKE SULLIVAN LAND SALES, LLC

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

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

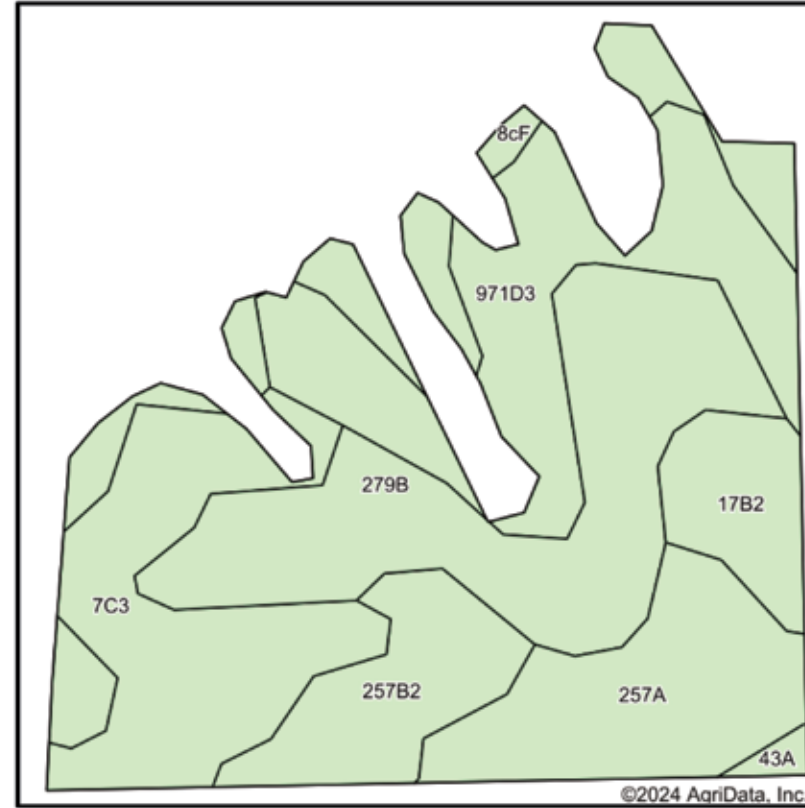
THE FORMER GARY RAMPLEY FARM 3-28-24

TRACT 1



Area Symbol: IL067, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	"n NCCPI Soybeans
**17B2	Keomah silt loam, 2 to 5 percent slopes, eroded	11.76	35.4%	**151	**48	**112	57
17A	Keomah silt loam, 0 to 2 percent slopes	9.22	27.7%	161	51	119	70
**257B2	Clarksdale silt loam, 2 to 5 percent slopes, eroded	6.24	18.8%	**164	**53	**120	63
257A	Clarksdale silt loam, 0 to 2 percent slopes	4.73	14.2%	174	56	128	74
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	0.52	1.6%	**119	**38	**87	36
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	0.40	1.2%	**83	**28	**62	37
43A	Ipava silt loam, 0 to 2 percent slopes	0.25	0.8%	191	62	142	77
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	0.12	0.4%	**153	**47	**112	63
Weighted Average				158.5	50.6	117	*n 63.8

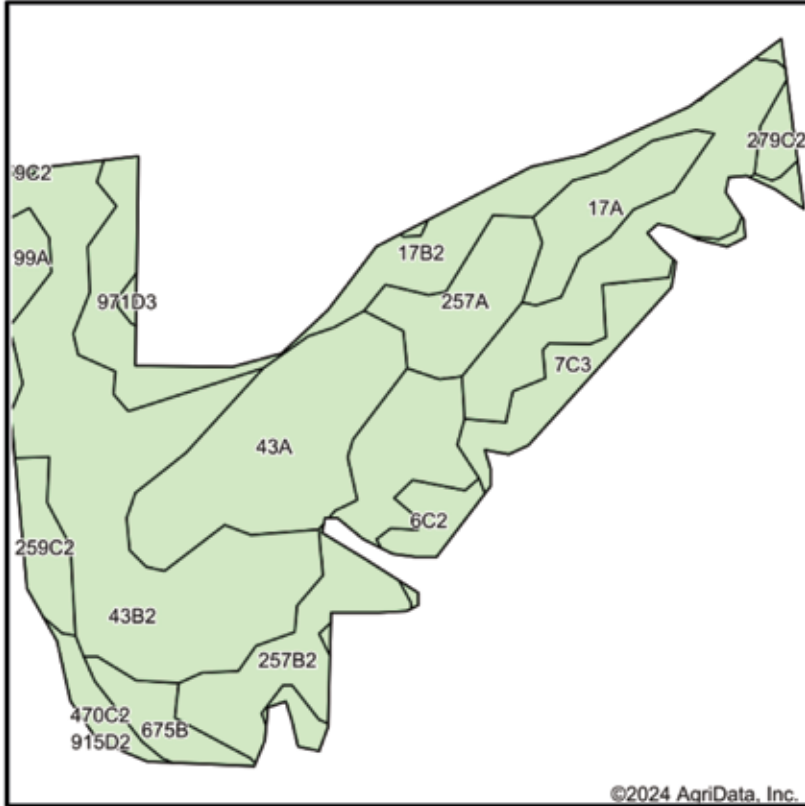
TRACT 2



Area Symbol: IL067, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	"n NCCPI Soybeans
**279B	Rozetta silt loam, 2 to 5 percent slopes	6.17	24.0%	**161	**50	**118	78
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	4.97	19.3%	**83	**28	**62	37
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	4.50	17.5%	**86	**30	**66	41
257A	Clarksdale silt loam, 0 to 2 percent slopes	3.48	13.5%	174	56	128	74
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	2.65	10.3%	**89	**30	**68	13
**257B2	Clarksdale silt loam, 2 to 5 percent slopes, eroded	2.26	8.8%	**164	**53	**120	63
**17B2	Keomah silt loam, 2 to 5 percent slopes, eroded	1.52	5.9%	**151	**48	**112	57
43A	Ipava silt loam, 0 to 2 percent slopes	0.16	0.6%	191	62	142	77
Weighted Average				127	41.2	94.2	*n 53.8



TRACT 3



Area Symbol: IL067, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	"n NCCPI Soybeans
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	19.54	25.5%	**180	**58	**133	73
**17B2	Keomah silt loam, 2 to 5 percent slopes, eroded	15.98	20.8%	**151	**48	**112	57
43A	Ipava silt loam, 0 to 2 percent slopes	10.88	14.2%	191	62	142	77
**257B2	Clarksdale silt loam, 2 to 5 percent slopes, eroded	9.22	12.0%	**164	**53	**120	63
257A	Clarksdale silt loam, 0 to 2 percent slopes	4.21	5.5%	174	56	128	74
17A	Keomah silt loam, 0 to 2 percent slopes	3.57	4.7%	161	51	119	70
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	3.52	4.6%	**86	**30	**66	41
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	2.08	2.7%	**119	**38	**87	36
**675B	Greenbush silt loam, 2 to 5 percent slopes	2.01	2.6%	**180	**57	**131	75
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	1.99	2.6%	**152	**48	**111	66
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	1.29	1.7%	**137	**46	**103	66
699A	Timewell silt loam, 0 to 2 percent slopes	1.18	1.5%	185	60	138	81
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	0.95	1.2%	**153	**47	**112	63
**971D3	Fishhook-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	0.25	0.3%	**83	**28	**62	37
Weighted Average				164.4	52.9	121.5	*n 66.1

