

**TUESDAY, JUNE 17, 2025 • 10:00 AM**

AUCTION TO BE HELD AT THE FARMINGTON MOOSE LODGE, 1001 E. FORT STREET, FARMINGTON, 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 45.06 acres located along the south side of Highway 116 at the west edge and within the City Limits of Farmington, IL. They are situated in the Southeast Quarter of Section 2 of Farmington Township, Fulton County. Both tracts sell subject to a farming lease for the 2025 crop year with the purchasers to receive the full cash rent. These tracts offer Class A tillable farm ground as well as exceptional location for development and commercial opportunities.

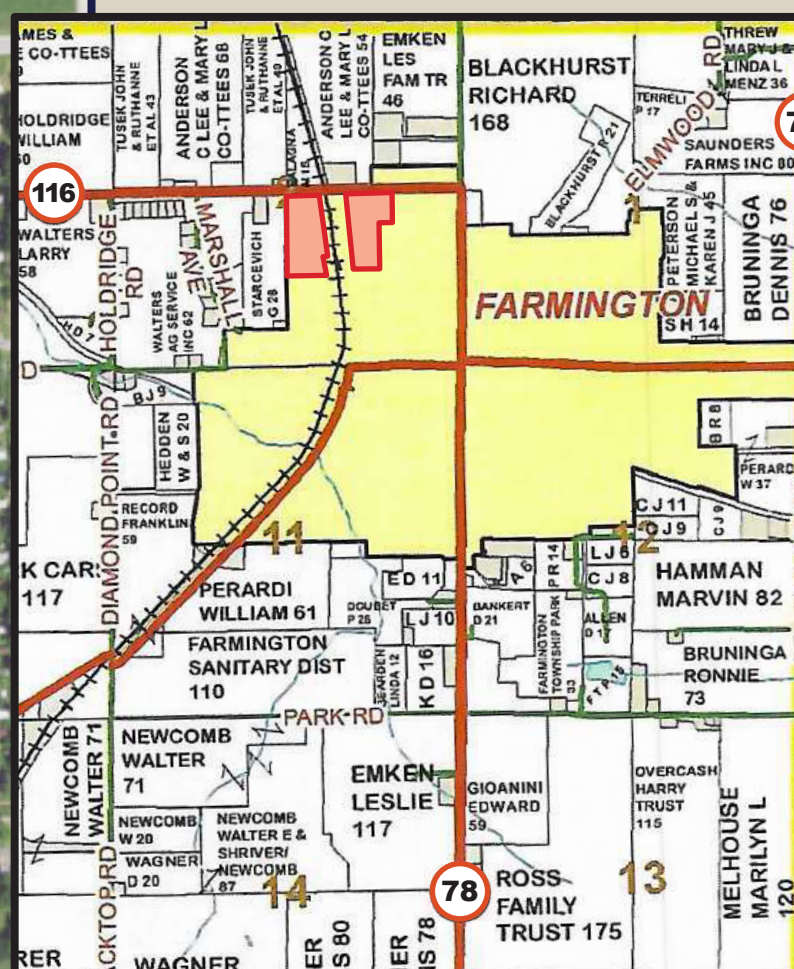
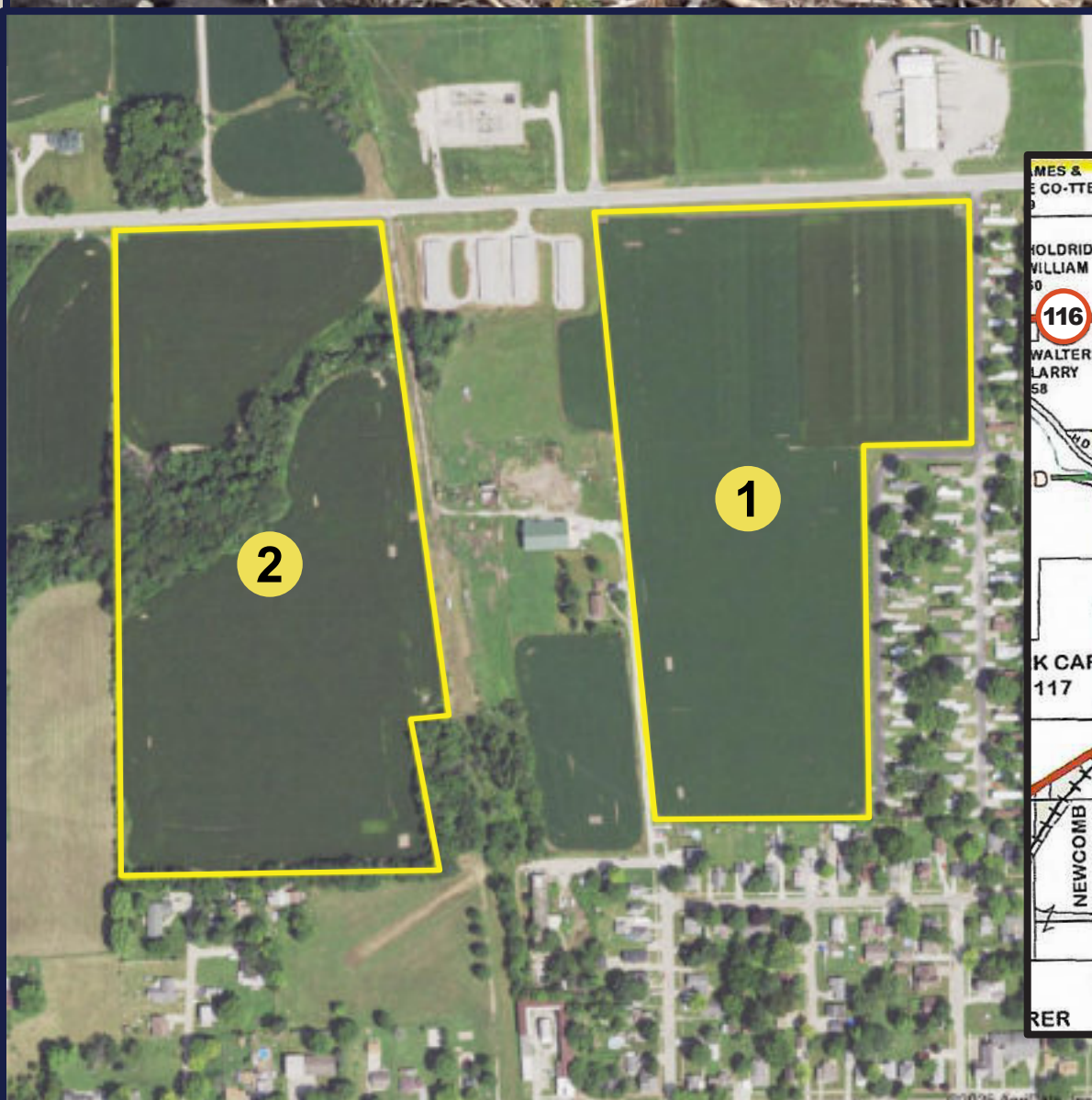
TRACT 1 - 21.68 acres of level, all tillable farmland with Ipava, Osco and Sable soils and a 141 Productivity Index. It is pattern tiled.

TRACT 2 - 23.38 acres, with 20 acres of mostly level tillable farmland with Clarksdale, Keomah, Greenbush and Ipava soils and a 128 Productivity Index. The tillable acres are pattern tiled. The balance of this tract is a wooded draw.

#### METHOD & TERMS OF SALE

Both tracts will be sold on a price per acre bases, based on the taxable acres. They will be sold "Buyer's Choice" with the successful bidder having the opportunity of selecting either or both tracts. If only one tract is selected, the remaining tract will then be sold. Ten percent of the purchase price is to be paid at the conclusion of the auction with the balance due within 30 days, on or before July 17, 2025. Title Insurance will be provided by the Sellers. The Buyers will receive the 2025 cash rent and will be responsible for the 2025 real estate taxes payable in 2026. Immediately following the auction the Buyers will be required to enter into a purchase agreement with the Sellers. A copy of said contract may be inspected prior to the auction by contacting attorney Mariah Wallace, 217-357-2107.

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



**DAVID & TERRI HUNTER**

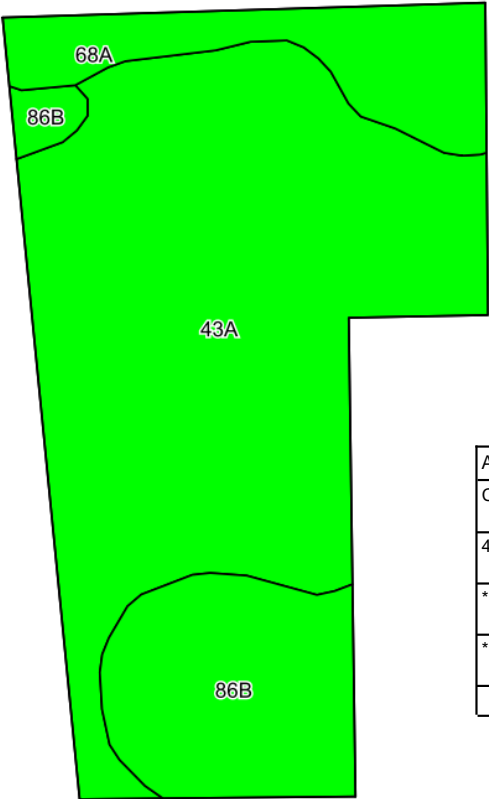
ATTORNEY FOR SELLERS - MARIAH WALLACE

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

**MIKE SULLIVAN LAND SALES, LLC**  
414 Main, Carthage, Illinois 62321 • Phone 217-357-5252  
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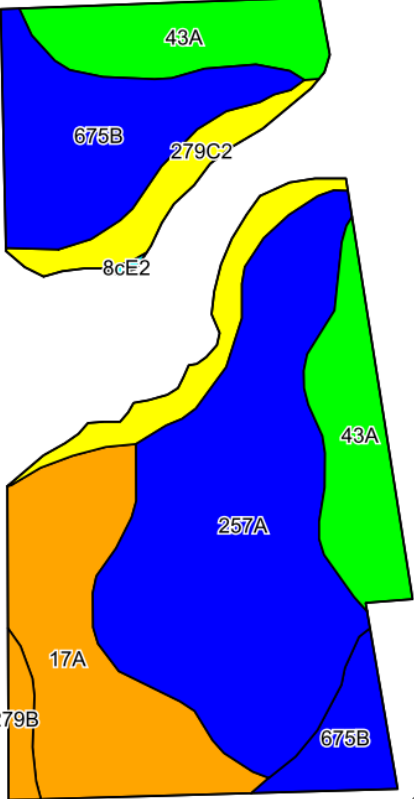


HUNTER LAND AUCTION 6-17-25



TRACT 1 SOIL MAP

Area Symbol: IL057, Soil Area Version: 19					
Code	Soil Description	Acres	Percent of field	Corn Bu/A	PI
43A	Ipava silt loam, 0 to 2 percent slopes	14.61	68.3%	191	142
**86B	Osco silt loam, 2 to 5 percent slopes	4.11	19.2%	**187	**138
**68A	Sable silty clay loam, 0 to 2 percent slopes	2.67	12.5%	**192	**143
				190.4	141.4



TRACT 2 SOIL MAP

Area Symbol: IL057, Soil Area Version: 19					
Code	Soil Description	Acres	Percent of field	Corn Bu/A	PI
257A	Clarksdale silt loam, 0 to 2 percent slopes	7.26	35.8%	174	128
**675B	Greenbush silt loam, 2 to 5 percent slopes	3.65	18.1%	**180	**131
17A	Keomah silt loam, 0 to 2 percent slopes	3.64	18.0%	161	119
43A	Ipava silt loam, 0 to 2 percent slopes	3.51	17.4%	191	142
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	1.84	9.1%	**153	**112
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.32	1.6%	**161	**118
				173.6	127.7