

PUBLIC AUCTION 204 ACRES TOP QUALITY FARMLAND

95% TILLABLE

EDWARDS COUNTY, ILLINOIS Saturday, Nov. 2, 2019 11:00AM

Location: From Albion, IL go east on Hwy. 15 2mi. To County Hwy. 1, then go north 3mi. To CR 1200N, then go west 1/2mi. Tract 1 is on the south side of the road, Tract 2 is on the north side, and Tracts 3 and 4 are around the corner on the same road. 1mi. SW of Bone Gap, IL; 5mi. NE of Albion, IL; Approx. 15mi. W of Mt. Carmel, IL & 50mi. NW of Evansville, IN

Location of Auction: Edwards County Fairgrounds—90 West Pine Street, Albion, IL (2 blocks W. of Hwy. 130)

Partial Legal Description: Part of Sec. 18 and 19 - TSN R14W 2nd P.M.; Part of Sec. 19 - T1S R11E 3rd P.M. all in Edwards Co., IL

TRACT 1 87.1 acres +/- Farmland

- This is a very attractive tract of high quality farmland.
- Approx. 85.73 acres tillable (98%) in row crop production
- Soil Types: Belknap 0-2% slope, Coffee, Chauncey, & Darwin
- Weighted Crop Productivity Index (CPI) of 119.5
- Township road frontage along the western and northern borders

TRACT 2 44.9 acres +/- Farmland

- This is another quality tract of highly productive farmland.
- Approx. 40.34 acres tillable (90%) in row crop production
- Tillable Soil Types: Belknap 0-2% slope, Coffeen
- Weighted Crop Productivity Index (CPI) of 118.4
- Township road frontage along the southern border

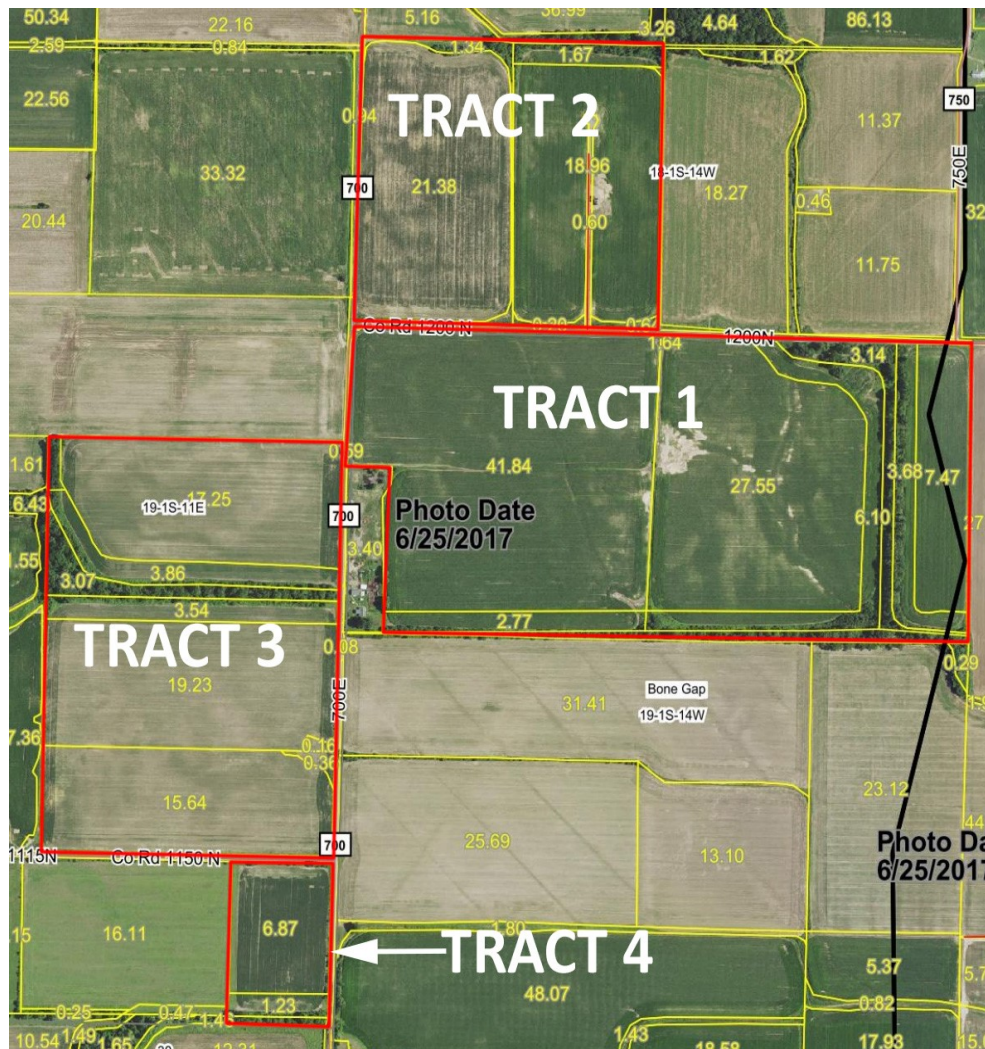
TRACT 3 64 acres +/- Farmland

- This is a very well laying highly productive tract of farmland.
- Approx. 60.04 acres tillable (94%) in row crop production
- Soil Types: Coffeen, Chauncey, Hoyleton 2-5% slope
- Weighted Crop Productivity Index (CPI) of 123.5
- Township road frontage along the eastern border

TRACT 4 8 acres +/- Farmland

- This is another quality tract of highly productive farmland.
- Approx. 8.1 acres tillable (101%) in row crop production
- Soil Types: Chauncey
- Weighted Crop Productivity Index (CPI) of 119
- Township road frontage along the eastern and northern borders

TRACT 5 204 acres +/- Farmland - Combination of Tracts 1 - 4



TERMS ON REAL ESTATE: Buyer(s) will place 15% of the purchase price down day of sale, which is nonrefundable, and the balance is due at closing on or before December 2, 2019. Sellers guarantee good and merchantable title. Sellers will pay the 2019 real estate taxes due and payable in 2020. Buyer(s) will pay all subsequent taxes thereafter. **Sellers retain no mineral rights;** however, subject to any prior reservations. Sellers to receive the landowner's portion of the 2019 crop. Possession will be following the 2019 fall harvest and farming rights are open for the 2020 farming season. Sellers and Buyer(s) will enter into a Sales Contract day of sale. All announcements day of sale take precedence over any previously printed materials or advertisements. **No Buyers Premium**

SELLERS: THE MARY SMITH TRUST
ATTORNEY FOR THE SELLERS: CORY M. NOLAN - MT. CARMEL, IL

CARSON

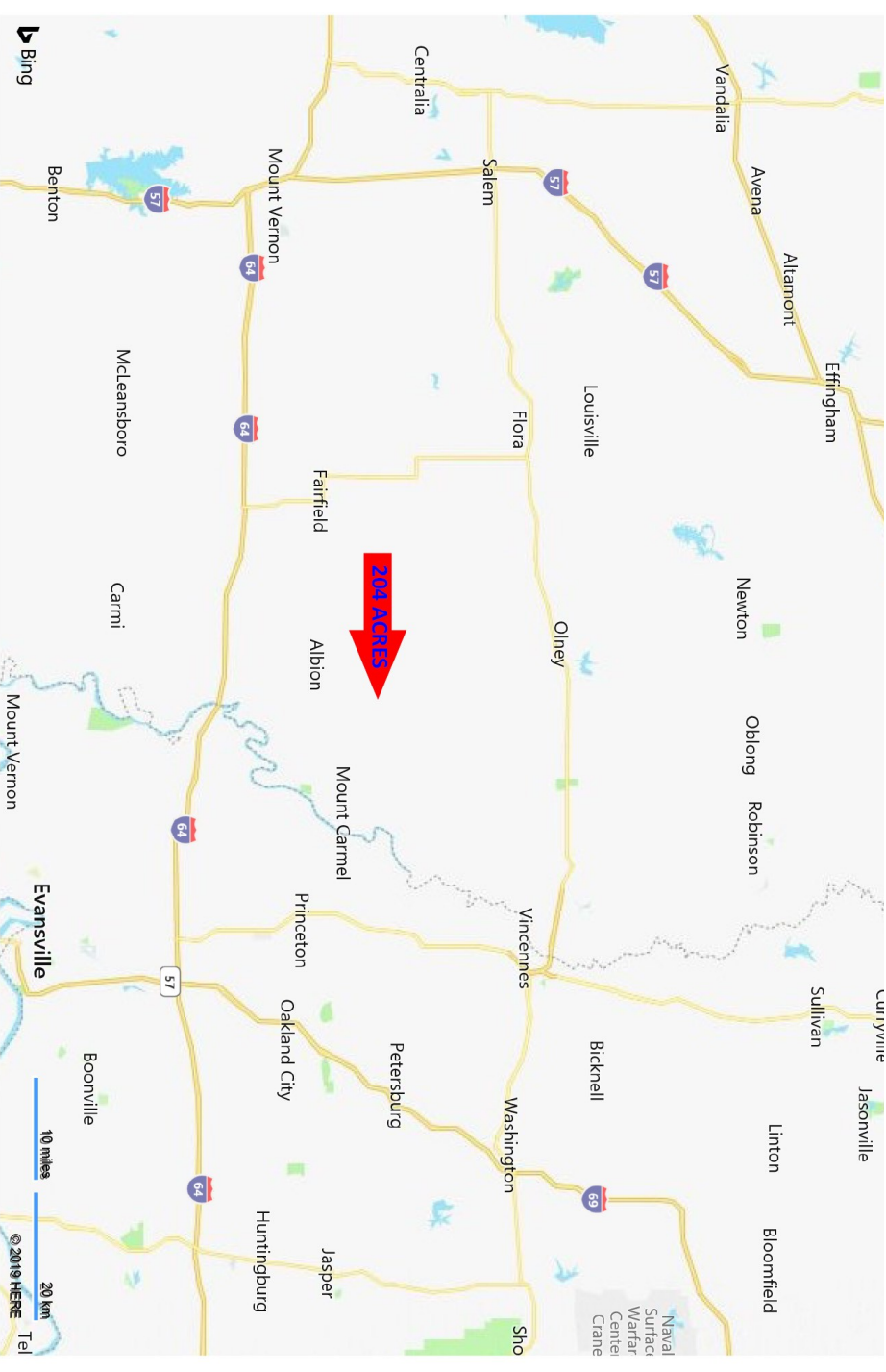
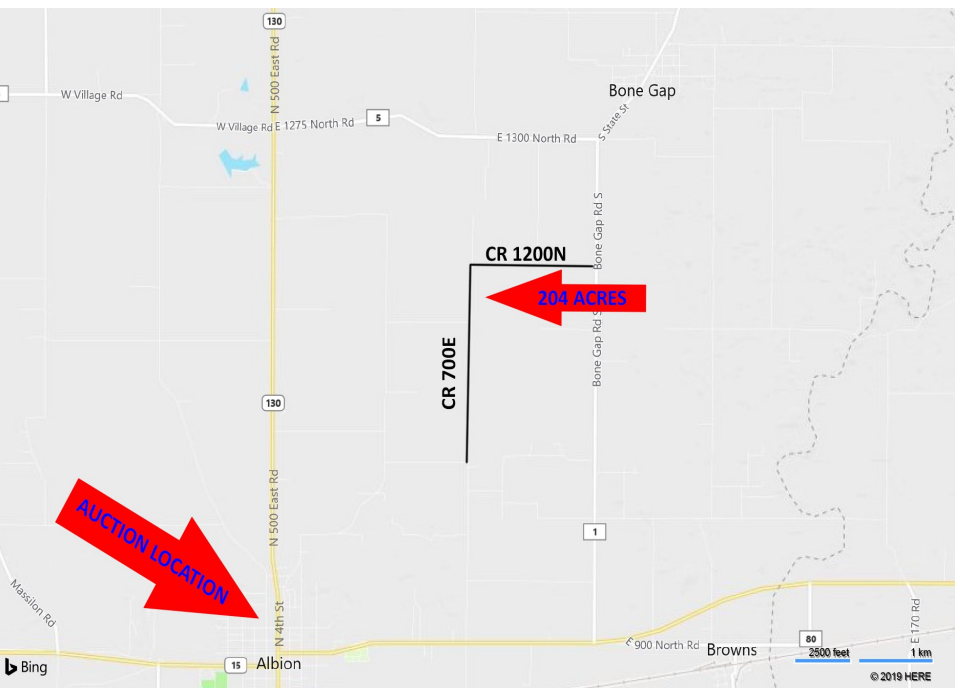
AUCTION & REALTY CO

COL. JUSTIN CARSON #441.001711

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