

MERCER COUNTY ILLINOIS

ABSOLUTE

FARMLAND AUCTION

Saturday, September 13th, 2014

@ 10:00am

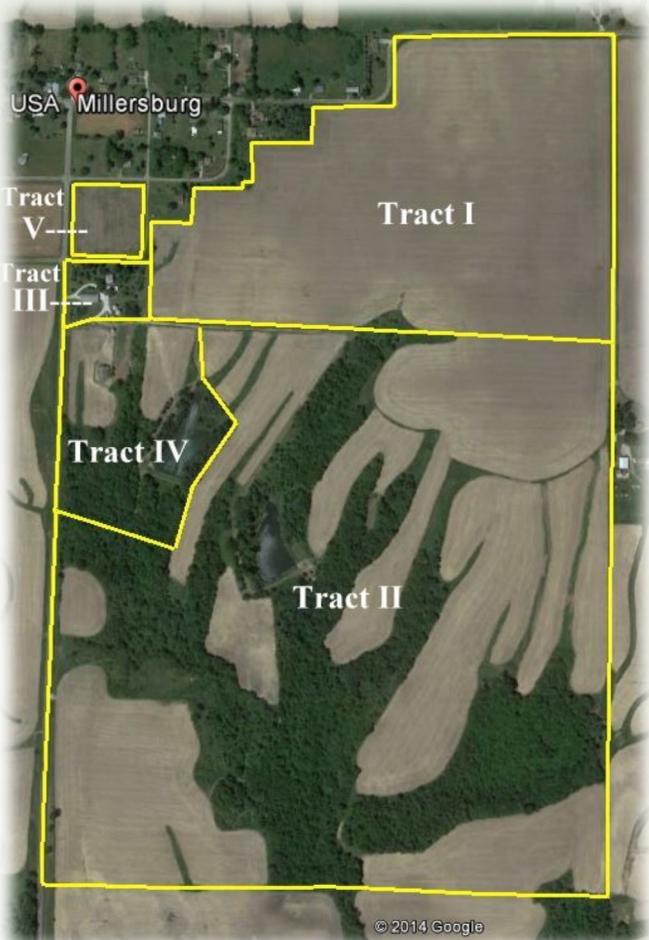
**Auction Location: Aledo VFW Building (downstairs)
106 SW 3rd Ave. Aledo, IL. 61231**

Productive Cropland, Large Country Home w/ Machine Shed -Pond w/ Acreage

242.82
Total Acres

4 - TRACTS

FARM LOCATION: 3 1/2 miles West of Aledo, IL on Rt# 17 to the Millersburg corner, then North 2 1/2 miles. Farm is located on the East side of road and on the SE corner of Millersburg, IL in the West 1/2 of Section 2, Millersburg TWP, and Mercer County, Illinois.
(Farm tracts will be posted w/ auction signs)



TRACT #1 - 69.47 ACRES (M/L)

DESCRIPTION:

This tract lies level to undulate and is all tillable. This prime parcel consists of primarily Muscatune, Greenbush, and Rozetta silt loam soils, all highly productive soils. Tract # 1 is located on the North end of the farm and borders Millersburg town boundaries.
(Sale # 1 includes Tract # 1 & 5 on the aerial photo and survey.)

TRACT #2 - 152.70 ACRES (M/L)

DESCRIPTION:

This tract lies level to rolling and has approximately 101.2 acres tillable. There are 3 small waterways on the east side of this tract that are enrolled in the CRP government program consisting of a total of 1.5 acres. This parcel consists of Rozetta, Fayette, Marseilles, and Hickory-Sylan loam soils. The balance of the acreage is timber and a beautiful approximately 1 1/2 acre pond. Access to this tract is by Millersburg Road on the West and the public road on the East side of the farm that dead ends at the farmstead to the end of the road.

TRACT #3 - COUNTRY HOME & MACHINE SHED W/ 2.90 ACRES (Open house to interested purchasers Aug. 23, 1-3 P.M.)

DESCRIPTION:

This tract consists of 2.90 acres (m/l) located at the corner of 140th Street (Millersburg Road) and 118th Ave. This tract joins tracts # 1 & 4, and is improved with a 2-story, 12 room country home and a 40' X 90' storage building. The main level of the residence includes a kitchen, living room, dining room,

1 bedroom, full bath, and entry hallway. The second floor consists of 4 bedrooms, 2nd full bath, and a 2nd kitchen. The home features a full basement, and has beautiful woodwork and would make for a great family home. The storage building is steel framed. There are also 2 older grain bins located on this tract. The home is located on a good all-weather oil & chipped road and offers all the amenities of country living.



TRACT #4 POND W/ 17.75 ACRES (M/L)

DESCRIPTION:

This tract lies adjacent to tracts # 1, 2, & 3, and has an approximately 1 1/2 acre pond with a beautiful park-like setting. There is currently approximately 5 acres of tillable land to the NW of the pond. Also, there is a large older barn and grain

bin located on this tract. The acreage is located just to the South of tract #3 and would be a nice addition to any of the other tracts being sold.

TERMS:

The tracts will be offered individually in order and will not be combined. Ten percent (10%) of the purchase price to be paid down at the time of sale, with the balance due at closing on or before Oct. 15, 2014. Full possession will be given at closing on Tract # 3. All other tracts will be given full possession upon the removal of the 2014 growing crop. Title insurance will be provided. The 2014 real estate taxes will be paid by the sellers with a credit at closing. All subsequent real estate taxes shall be the responsibility of the buyer (s). All statements and representations herein are believed to be correct, however the sellers and the auctioneers make no warranties expressed or implied. Any announcements made on the day of auction will supersede those previously advertised. Steve Relander, Farm Broker/ Auctioneer serves solely as agent for the seller and assumes no liability of any kind with the property being sold.

SELLER - Verlee Thornton Estate

Jo Dellitt & Steve Blaser - Co-Executors

Karl Bredberg - Attorney - 2020 SE 3rd Ave. Aledo, IL 309-582-5327

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Broker-Auctioneer
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