

# Real Estate Auction

*Strackeljahn Estate-- House & Shed/ Farmland*

**December 13, 2016 @ 7:00 pm**

**Location: Knights of Columbus Hall  
( 1 Columbus Plaza Collinsville, IL )**



*23.25 +/- Acres  
Fairmont Avenue  
Adjoining I-255*

*2.0 +/- Acres House & Shed  
1075 McDonough Lake Rd.  
Collinsville, IL 62234*



**Dale Kellermann, Broker**

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**138 Eagle Drive, Suite B  
O'Fallon, IL 62269**

**618.622.9490**

**FIRST ILLINOIS  
AG GROUP**



*[www.FirstIllinoisAgGroup.com](http://www.FirstIllinoisAgGroup.com)*



# Madison County Farmland Auction

## GENERAL DESCRIPTION

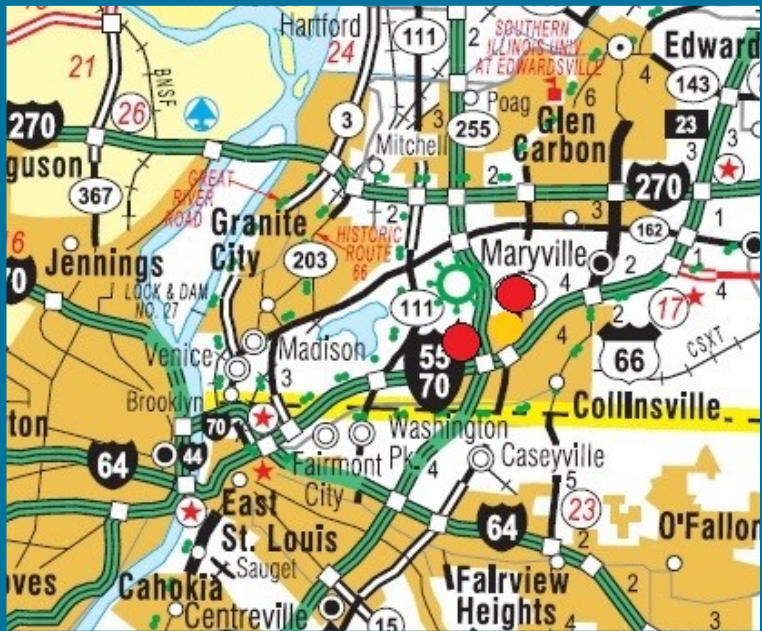
### House and shed on 2 Acres

This is your chance to live in the country! A house with an attached apartment- The house has 3 bedrooms and 2 baths, and a large living room and kitchen. The apartment has a kitchenette, bathroom, and living room. The pole shed has ample space with 3,840 sq ft.

### 23.25 Acres

Add this high quality farmland to your operation! A great location with high visibility from I-255. Three years remain of the five-year cash rent lease, providing good income.

## LOCATION OF SALE PROPERTIES COLLINSVILLE TOWNSHIP



## AERIAL PHOTO OF SALE PROPERTY



## REAL ESTATE TAX DATA

| PARCEL #              | AC    | TYPE     | Assessment | TOTAL       | PER ACRE |
|-----------------------|-------|----------|------------|-------------|----------|
| 13-2-21-30-00-000-017 | 23.25 | Cropland | \$ 8,150   | \$ 666.96   | \$ 29.37 |
| 13-1-21-20-00-000-012 | 2.00  | Improved | \$ 44,660  | \$ 3,610.76 | NA       |

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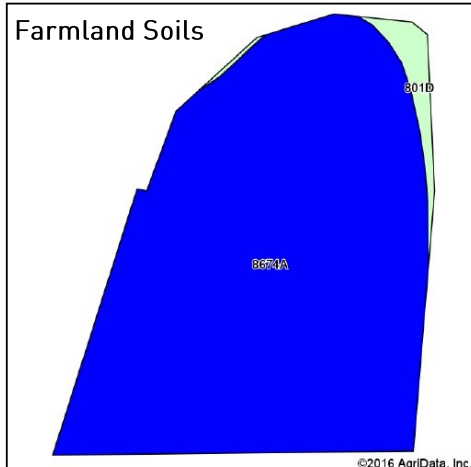


## SOILS/PRODUCTIVITY INDEX RATING

An inventory of these soils follows and is supported by the map below. The soils information was taken from Circular 811, published by the University of Illinois, Department

| Soil #           | Soil Type                 |  | Corn<br>Bu/A | Bean<br>Bu/A | P.I.  | %     |
|------------------|---------------------------|--|--------------|--------------|-------|-------|
| 8674A            | Dozaville silt loam, 0-2% |  | 185          | 58           | 137   | 96.8% |
| 801D             | Orthents, silty, steep    |  |              |              |       |       |
| Weighted Average |                           |  | 179          | 56.1         | 132.5 |       |

Farmland Soils



## FSA DATA

Farm No: 10787

Tract No: 13795

Cropland Acres: 23.63

**December 13, 2016**

**7:00 P.M.**



Dwelling - Front



Dwelling - Rear



Shed



Farmland

## TERMS AND TITLE

### Procedure

The sale property is being offered as two separate tracts. Bidding on the day of the auction will be on a per acre basis on the farmland and a lump sum amount on the improved lot. The farmland will be auction first, followed by the improved property. Seller reserves the right to reject any and all bids.

### Down Payment & Closing

Ten percent (10%) down payment will be required with executed contract to purchase with the balance due at closing. Closing to be scheduled within thirty (30) days of contract date.

### Title Policy/Minerals

The buyer(s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

### Possession

Possession will be granted at closing of this transaction on the improved lot. Farmland possession will be subject to the rights of tenant in possession.

### Current Operation

The farm has a cash rent lease with 3 years remaining. The tenant is Engeling, Inc. (Craig Engeling).

### Agency Disclosure

First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.

### Disclaimer

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

  
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# FIRST ILLINOIS AG GROUP

138 Eagle Drive, Suite B  
O'Fallon, IL 62269

## Real Estate Auction - Madison County, IL

## Enhancing Farmland Ownership

FIRST ILLINOIS  
AG GROUP



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