

80 Acres m/l, Adams County, IL



Date: Friday August 22, 2014

Time: 10:00 a.m.

Auction Site:

Quincy Regional Airport

Address:

1645 Highway 104

Quincy, IL 62305

Property Information

Location

4 Miles South of Quincy Regional Airport
in Section 29 of Burton Township

Legal Description

The SE ¼ of the NW ¼ and the E ½ of the
W ½ of the NW ¼ all in Section 29,
Township 2 South of the Beardstown
Baseline, Range 7 West of the 3rd
Principal Meridian.

Lease Status

The farm is leased for 2014. The farm is
open for 2015.

Attorney for the Seller

Michael A. Bickhaus

Real Estate Tax

Taxes Payable in 2014: \$2,204.16

Net Taxable Acres: 80.0

Tax per Net Tax. Ac.: \$27.56

FSA Data

Farm Number: 135

Crop Acres: 72.00

Corn Base: 36.00

Corn Direct/CC Yields: 91 / 147

Bean Base: 35.90

Bean Direct/CC Yields: 35 / 42

CRP Contracts

There are no CRP contracts on this
property.

Mineral Rights

All mineral interests owned by the Seller,
if any, will be conveyed to the Buyer(s).

Soil Types / Productivity

Primary soils are Bethalto, Edwardsville,
& Emery.

- **Bulletin 811 Productivity Index -
123.7**

See soil map for details.

Fertility Data

Fall 2013 soil tests available upon request.

Buildings/Improvements

House (1,700 square feet - 3 bedrooms),
garage, barn, machine shed, shed (well
and pump controls/pressure tank) and one
other shed.

Drainage

Tile maps are available upon request.

Water & Well Information

Drilled well

Septic

Unknown

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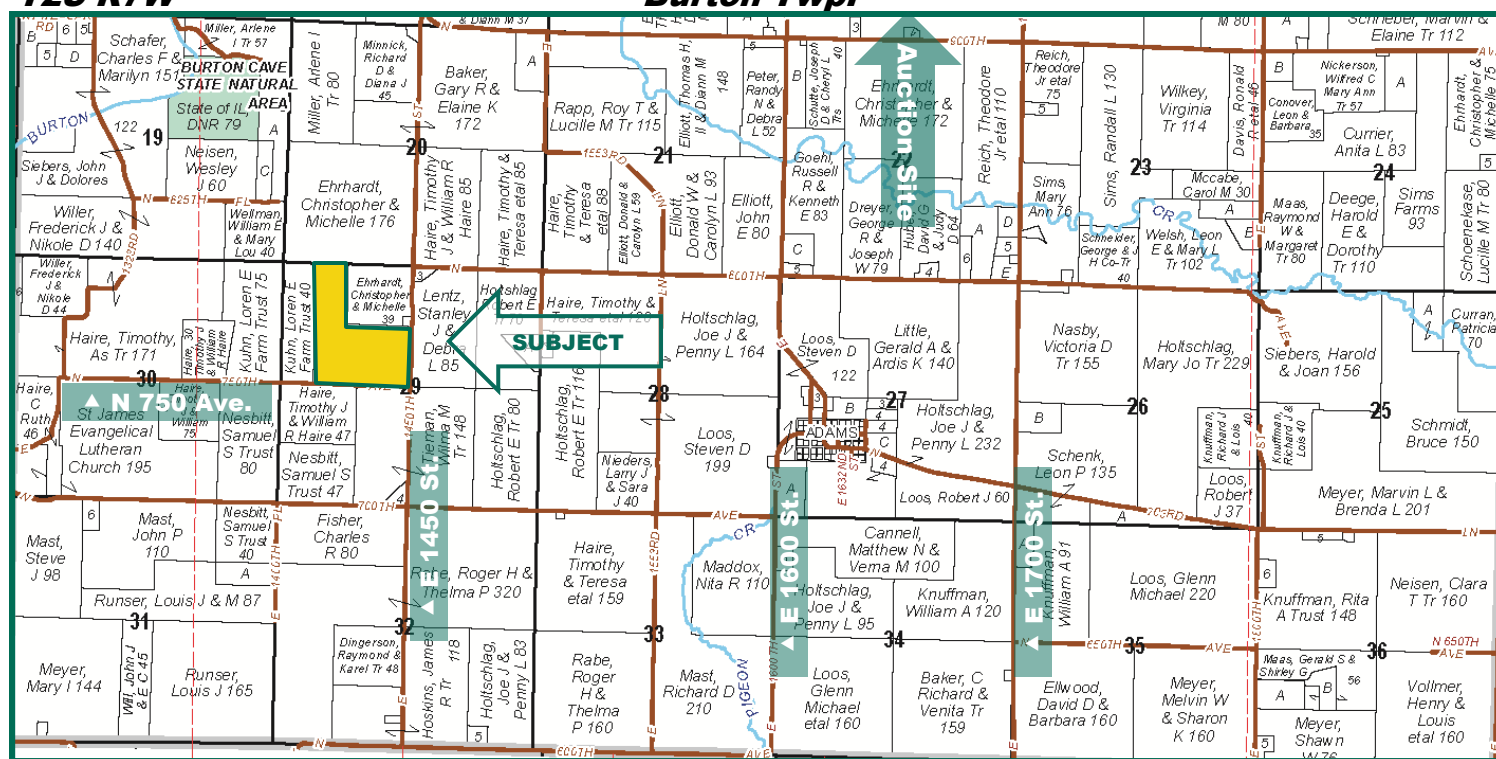
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Plat Map

★ Quincy Regional Airport, 1645 Highway 104

T2S-R7W

Burton Twp.



Map reproduced with permission of Rockford Map Publishers., Inc.

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be in dollars per acre.
- Seller reserves the right to accept or reject any or all final bids.

Sellers

Cathee Pullman, Rod Pullman & Margo Pullman.

Auctioneer

Reid Thompson, #441.001804 - Hertz Real Estate Services

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Terms of Possession

10% down payment required the day of sale. Successful bidder will take possession and title to the property at closing, on or about November 1, subject to the rights of the existing farm tenant for 2014 and subject to all easements, covenants, right of ways, and restrictions of record and those apparent by an inspection of the property.

Final settlement will require certified check or wire transfer. Possession will be given at closing subject to the current operator's rights.

Contract & Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with the designated escrow agent the required earnest payment. The Seller will provide an owner's title insurance policy in the

amount of the contract price. If there are any escrow closing services, they will be shared by the Seller and Buyer(s).

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

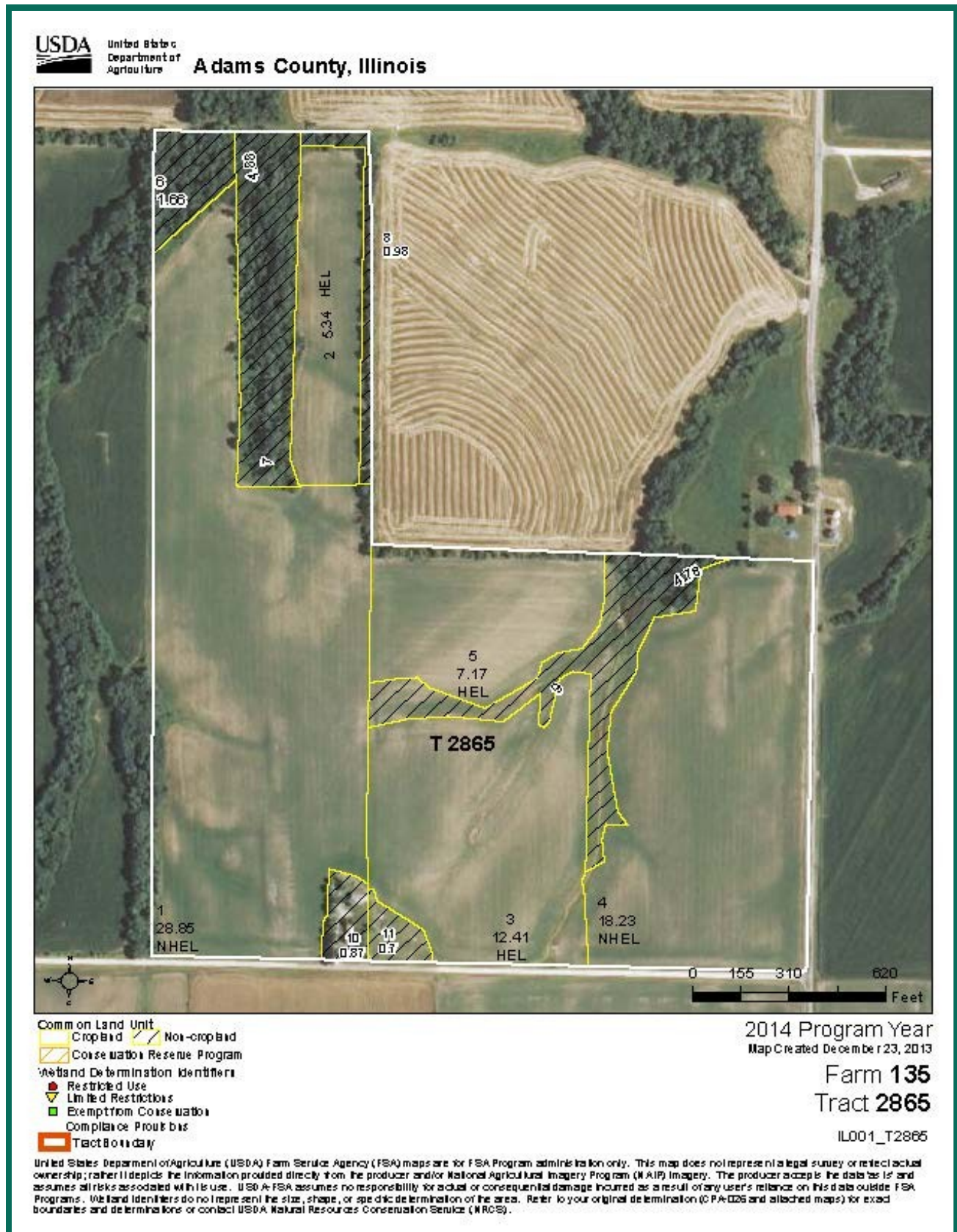
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

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FSA Aerial Photo

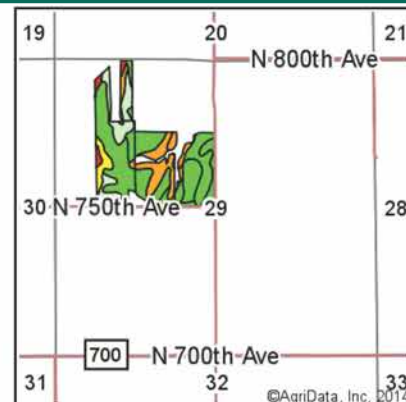
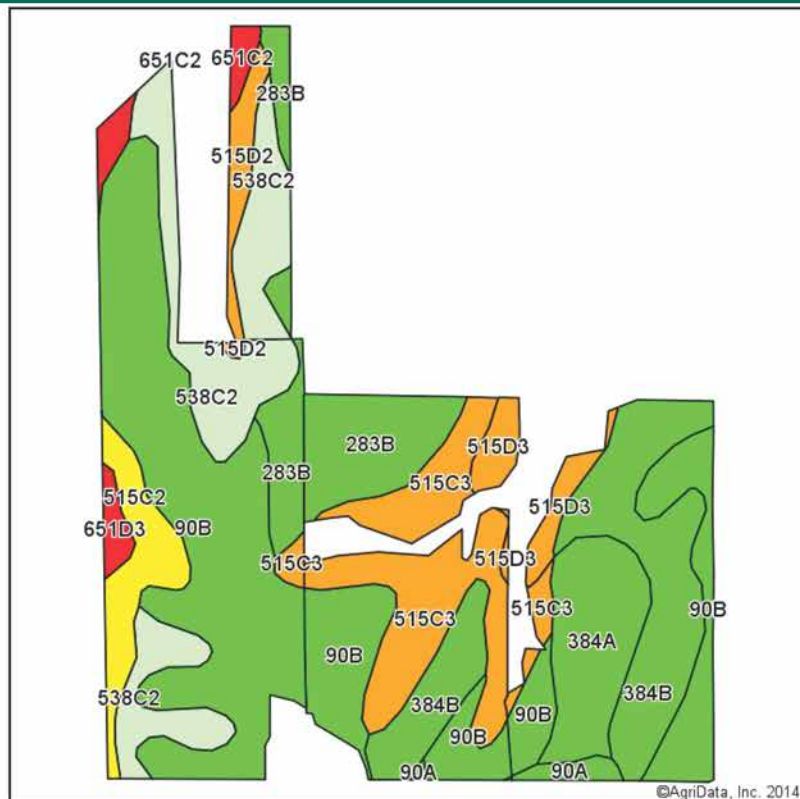


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Soil Map



State: **Illinois**
County: **Adams**
Location: **29-2S-7W**
Township: **Burton**
Acres: **72**
Date: **6/26/2014**



Maps Provided By:



Area Symbol: IL001, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**90B	Bethalto silt loam, 2 to 5 percent slopes	24.73	34.3%		**181	**56	**133
**384B	Edwardsville silt loam, 2 to 5 percent slopes	9.87	13.7%		**192	**58	**140
**538C2	Emery silt loam, 5 to 10 percent slopes, eroded	9.08	12.6%		**161	**50	**117
**515C3	Bunkum silty clay loam, 5 to 10 percent slopes, severely eroded	8.58	11.9%		**126	**43	**95
**283B	Downsouth silt loam, 2 to 5 percent slopes	6.63	9.2%		**182	**56	**135
384A	Edwardsville silt loam, 0 to 2 percent slopes	4.78	6.6%		194	59	141
**515C2	Bunkum silt loam, 5 to 10 percent slopes, eroded	3.00	4.2%		**136	**47	**102
**515D3	Bunkum silty clay loam, 10 to 18 percent slopes, severely eroded	1.83	2.5%		**118	**41	**89
**515D2	Bunkum silt loam, 10 to 18 percent slopes, eroded	1.37	1.9%		**130	**45	**98
**651D3	Keswick clay loam, 10 to 18 percent slopes, severely eroded	1.10	1.5%		**90	**31	**68
90A	Bethalto silt loam, 0 to 2 percent slopes	0.58	0.8%		183	57	134
**651C2	Keswick loam, 5 to 10 percent slopes, eroded	0.45	0.6%		**103	**35	**78
Weighted Average					168.1	52.7	123.7

Area Symbol: IL001, Soil Area Version: 10

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office

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Photos: 80 Acres, Adams County, IL



Front view of house



Kitchen



Dining Room



Family Room



Barn



Machine Shed

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