

MCDONOUGH COUNTY, *Illinois*

LAND AUCTION

163[±]
Acres

OFFERED IN 2 TRACTS



- Combination of productive farmland, timber, CRP, and CREP
- East Fork Lamoine River meanders through the property
- 10 Miles North of Macomb

 **MWA**
AUCTIONS &
REAL ESTATE

TUESDAY, DECEMBER 10 • 1PM

Auction Held at the Macomb VFW Post #1921 at 1200 E. Jefferson St, Macomb, IL

MWAAuctions.com | (800) 607-6888

MCDONOUGH COUNTY, *Illinois*

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Auction Information

Tuesday, December 10th at 1PM

Macomb VFW Post 1921

1200 E. Jefferson St.

Macomb, IL 61455



163[±] *Acres*

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Property Information

Tract 1: 91± Acres, with 78± being tillable and consisting of primarily Osco silt loam, Ipava silt loam, Rozetta silt loam and Greenbush silt loam soils. An additional 2.26 acres is enrolled in CRP.

Tract 2: 72± Acres, with a mixture of timber, tillable and CRP/CREP ground. The East Fork La Moine River also winds through the property. This tract would be ideal for someone looking for a fantastic recreational property with an annual income stream. Access will be provided via a 60' lane to County Road 2200N.

***Bid on tracts individually
or in combination***

Tract	Total Acres	Tillable Acres	CRP Acres	CREP Acres
1	91±	78±	2.26±	8.1±
2	72±	7±	19.30±	63.8±
Total	163±	85±	21.56±	71.9±

TRACT 1 CRP PAYS \$308 ANNUALLY

TRACT 2 CRP PAYS \$5,894 ANNUALLY

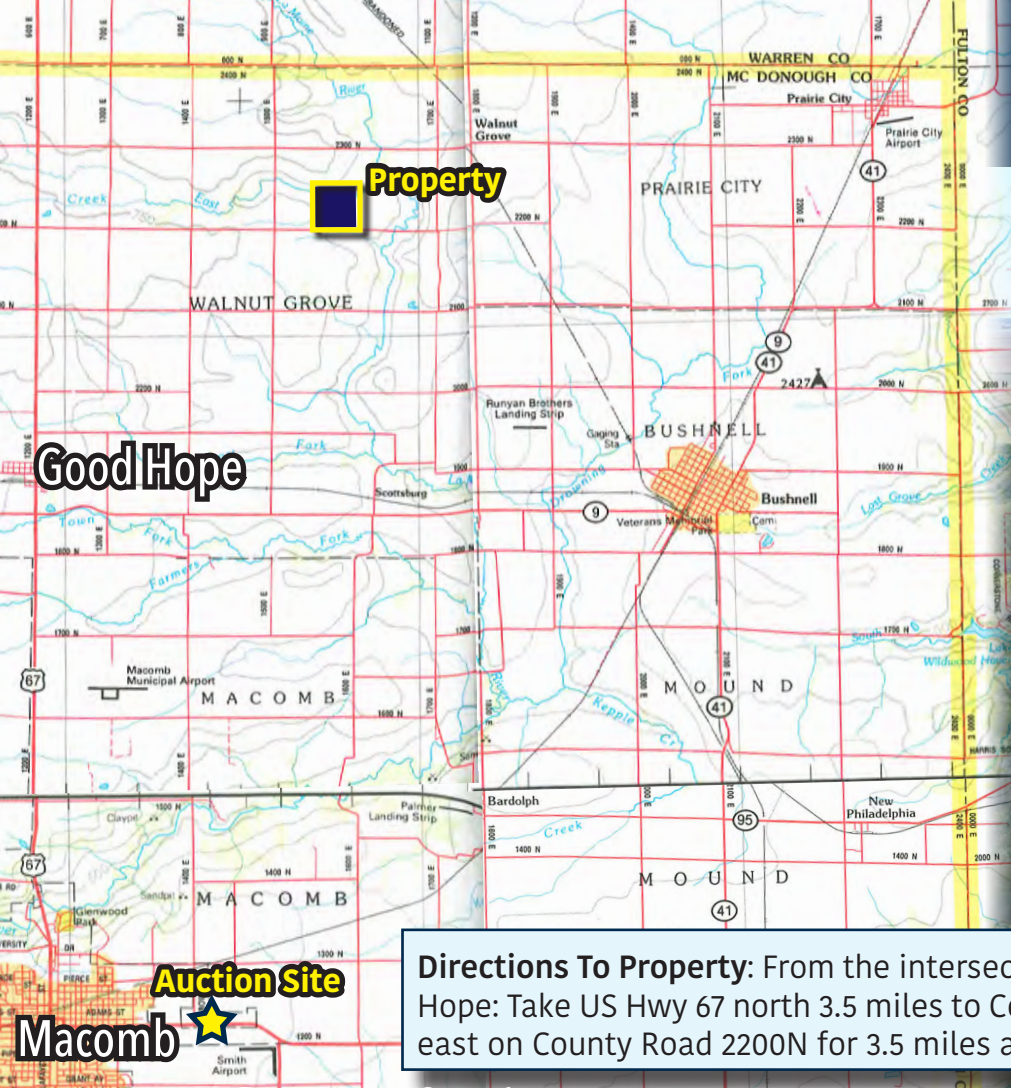
CR 1500E

CR 2200N

Located in Section 10 of Walnut Grove Twp

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Productive Soils Farm Lease Open for 2020



Good Hope

Excellent Recreational
Opportunities

Directions To Property: From the intersection of US Hwy 67 and IL Hwy 9 at Good Hope: Take US Hwy 67 north 3.5 miles to County Road 2200N and turn right. Travel east on County Road 2200N for 3.5 miles and the property will begin on your left.

Auction Terms & Conditions

PROCEDURE: The property will be offered in 2 individual tracts or as the whole property. The property will be sold in the manner resulting in the highest total sales price. Bidding will be done on lump sum total dollars per tract.

DOWN PAYMENT: A 10% down payment will be due immediately after being declared the high bidder(s). The down payment may be paid in the form of personal check, business check, or cashier's check. The balance of the contract purchase price is due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement at the auction site immediately following the close of bidding for presentation to the seller. Final bid prices are subject to approval or rejection by seller.

POSSESSION: Possession will be given at closing.

CLOSING: Closing shall be 30 days following the date of the auction or as soon as applicable closing documents are completed.

TITLE: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND ASSESSMENTS: The 2019 calendar year taxes due and payable in 2020 shall be paid by seller in the form of a credit at closing. The most recent tax figures available will be used to determine the amount of the credit. Buyer(s) will be responsible for 2020 calendar year taxes & beyond.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the seller. The type of survey performed shall be at the seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title.

CRP: Portions of the property are enrolled in the Conservation Reserve Program (CRP). The CRP contract on Tract 1 expires on 9/30/2020 and the contract on Tract 2 expires on 9/30/2025. Seller shall transfer all rights and obligations in both contracts to the buyer(s). Seller shall retain all CRP income for 2019.

CREP: Portions of the property are enrolled in the Conservation Reserve Enhancement Program (CREP) via permanent easement. Seller shall transfer all rights and obligations in the easement to the buyer(s). For more details, or to review the easement documentation, please contact the auction company.

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owned by the seller, if any.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

AGENCY: MWA Auctions and Real Estate is the exclusive agent of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE

SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company. The seller and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auction company are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from MWA Auctions and Real Estate.

SELLER: Scott H. Collins

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800-607-6888

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MWA Auctions & Real Estate
1605 S. State Street, Suite 110
Champaign, Illinois 61820
(800)607-6888 | MWAAuctions.com



Auction Managers:
Kenny Schum #475.130235
Eric Sarff #475.123116
Auctioneer: Alex Belcher
#441.000304 #471.012.804



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