

Important EDWARDS COUNTY ILLINOIS AUCTION



- FSA 100± Tillable Acres
- Prolific & Picturesque 18+ Acre Lake
- Small Fishing Pond / Catfish Farm
- H.G. McCullough Designed Premier 1,800SF Home
- 58' x 80' Barn w/Apartment & Shop
- Equipment Storage Barns
- Tracts Ranging from 2.5 to 51 Acres



192± ACRE ELLERY FARM

Offered in 9 Tracts, Combinations, and the Entirety
Wednesday, June 15th • 5:30pm CT

*Excellent Opportunity For Farmland Investors,
Recreational Land Buyers & Homesite Buyers*


William Wilson
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FOR THE FARMLAND INVESTOR, these tracts offer quality soil types and good drainage with easy access for transportation to grain terminals. Primary soil types on Ellery Farm include Zanesville (340C2/3), Grantsburg (301B), Robbs (335B) and Bluford (13B/13C2) with average Crop Productivity Index (CPI) in range of 100 on the tillable tracts.

With nearly 100-acres tillable, this property offers good revenue to support the ongoing operation, with an equipment storage barn onsite.

FOR THE RECREATIONAL LAND BUYER, this property has been well stewarded to promote wildlife and their habitats. Wildlife is abundant throughout this property which offers water, tree cover, and access to food. This property is known for attracting large whitetail deer and turkey.

Formerly a pay lake, both the 18-acre lake and the small fishing pond are well stocked and have yielded catches of large and smallmouth bass and crappie, along with bluegill and red ear. The fish population in the Ellery Farm lake has been cross bred from various lakes across Illinois over the last 10+ years.

FOR THE HOMESITE BUYER, Ellery Farm boasts fine homesites throughout with access to and views of the expansive lake. Buyers will want to explore the possibility of building your dream home at Ellery Farm.



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*Premier Home, Barn, 18 Acre Lake,
Tillable Land & Recreational Paradise!*

INSPECTIONS:
Thurs, May 26 • 4-6PM
Sun, June 5 • 2-4PM
Sun, June 12 • 2-4PM

William Wilson Auction Realty is privileged to offer Ellery Farm to the market. With the endless amenities and attention to detail, this property is one of the finest in the region. An exclusive opportunity to buy your dream property.

Important EDWARDS COUNTY ILLINOIS AUCTION

PROPERTY LOCATION: Located 4.5 miles west of Albion, IL, Ellery Farm is just south of SR 15 and more commonly known as **774 CR 050 E, Ellery, IL 62833.**

DIRECTIONS TO FARM: From the Courthouse Square in Albion, IL, proceed west on State Route 15 approximately 4.5-miles to South on Ellery Road/ CR 050E. Watch for signs.

AUCTION LOCATION: Westwood RV Park banquet hall, 200 Koehler Street, Grayville, IL just north of Interstate 64.



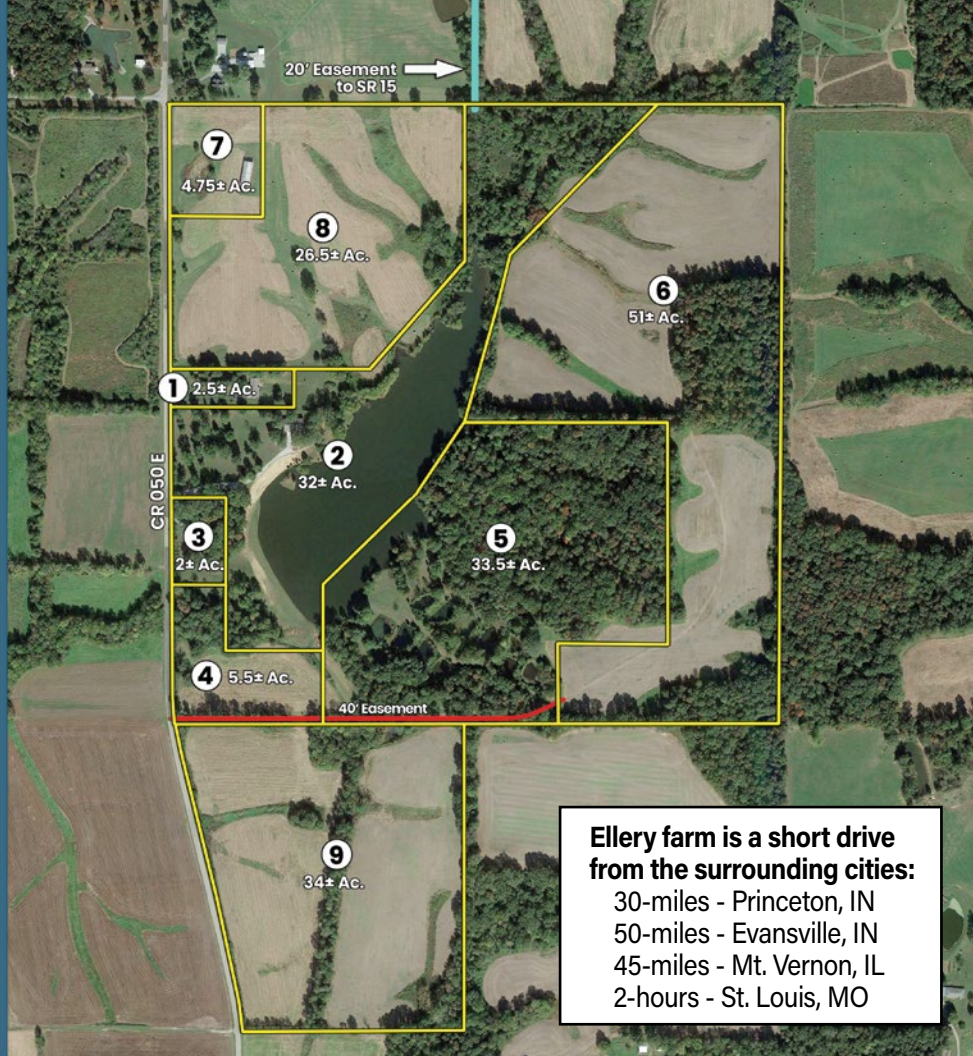
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TRACT 1
2.5± ACRES

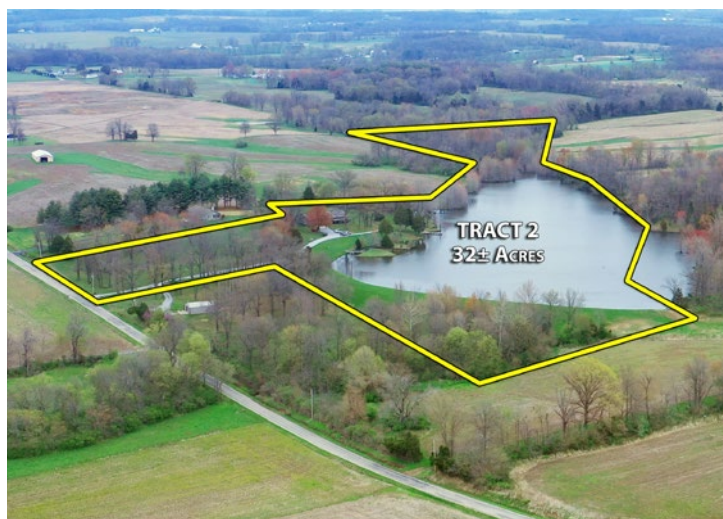


TRACT 1



Ellery farm is a short drive from the surrounding cities:
30-miles - Princeton, IN
50-miles - Evansville, IN
45-miles - Mt. Vernon, IL
2-hours - St. Louis, MO

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TRACT 2
32± ACRES



TRACT 2



TRACT 1: Premier Home on 2.5 +/- Acres. Completely remodeled in 2013 and designed by well known Evansville architectural firm H.G. McCullough, this home offers high quality amenities in a picturesque setting with its signature porch gable and matching cupola. With over 1800 square feet, 3 bedrooms and 3.5 bathrooms, this home has been well maintained and cared for.

The beautiful front door with transom and sidelights welcome you into the foyer with 10 ft. ceiling and you will quickly note that the entire 2013 remodel included high quality finishes featuring Pella Windows and Doors throughout.

All of the cabinetry, wainscoting, crown molding and trim were custom designed by Fehrenbacher and Wood Specialties. The top of the line kitchen amenities include suede granite countertops, island with cooktop and overhang for seating, ceramic tile back-splash, apron sink, and like new stainless Kitchenaid appliances that include refrigerator, double oven (convection and conventional) with warming drawer, cooktop with downdraft vent, and dishwasher.

The Main floor bathrooms also include Fehrenbacher cabinets, granite vanity tops and ceramic tile floors. The spacious owner's suite includes a custom tile shower. An open kitchen/dining/living area have spectacular views with large windows and the living area includes a gorgeous marble fireplace with a Lennox wood burning insert. The home features beautiful Anderson engineered hardwood floors.

Adjacent to the main living area is a cedar lined enclosed sun porch overlooking the lake and landscape with epoxy floor coating. The attached two car attached garage also has epoxy coated floors.

Opportunity abounds in the unfinished 14-block walkout basement with a full bathroom.

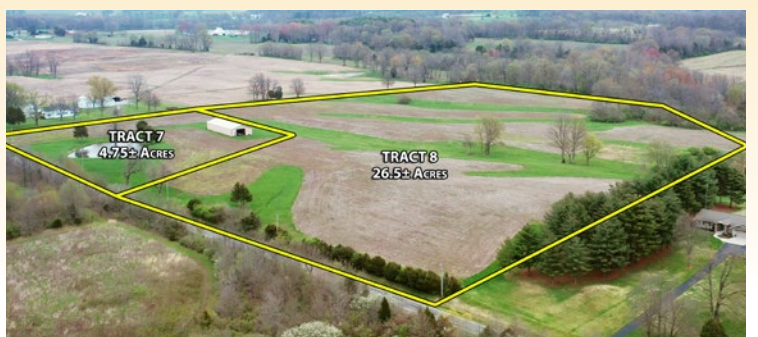
The 2013 remodel also included all new wiring, plumbing, hvac, roof, siding, and three phase aerator septic.

Additional amenities of this home include: main level laundry, custom Hunter Douglas Duet blinds, Certainteed siding, Carrier Infinity HVAC with Aprilaire inline filtration, recessed lighting, high-end fixtures and hardware, and much more! The home is generator capable with city water.



TRACT 2: Premier Barn, Apartment, Workshop; Prolific 18- Acre lake with Homesite Potential — all on 32 +/- Acres. Nicely constructed 58'x 80' barn with 5" concrete and (2) 200-amp electric service. The barn offers a comfortable 600 SF apartment, which comes furnished; as well as a spacious workshop equipped with ample outlets, ideal for woodworking and other hobby shops. The prolific 18-acre lake offers amenities Galore with newly built dock and boat launch; two islands; a nice new bridge to picnic island overlooking the lake; fire pit with stocked woodpile; established Martin houses; and MORE. This tract offers an outstanding homesite to build your dream home, with its own separate utilities. Or, combined with Tract 1, it makes a beautiful 34.5-acre country oasis.





TRACT 5: Recreational Tract: 33.5 Wooded Acres with Cattfish Ponds. This tract offers lake access for fishing along with 13-cattfish feeding ponds which have been used in prior years. The tract boasts a significant wildlife habitat with established hunting channels, and has been known to harvest large whitetail deer and turkey. The timber on the tract was last harvested over 35-years ago.

AUCTION TERMS & CONDITIONS

PROCEDURE: The real estate will be offered in 9 tract(s), combinations, and the entirety. Bids on individual tracts and combinations may compete. There will be open bidding during the auction as determined by the Auctioneer. Conduct of the auction and increments of bidding are at the discretion of the auctioneer. All decisions of the Auctioneer are final.

DOWN PAYMENT: A 10% down payment is due on the day of the auction with the balance due at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. Bidding is not conditional upon financing. Bidders should arrange for financing, if needed, and be capable of paying cash at closing.

ACCEPTANCE OF BID: Successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The Real Estate is being sold subject to the approval of the Seller.

DEED: Seller shall provide a sufficient deed conveying title to the property.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the presentation of insurable title.

POSSESSION: Buyers will receive possession to the property at closing, subject to Farm Tenants rights on the tillable acreage. Buyer will receive all lease payments for 2022. Buyer(s) will have farming rights for the 2023 crop year.

REAL ESTATE TAXES: The real estate taxes shall be prorated to the date of closing.

ACREAGE: All tract acreages, dimensions, and proposed boundaries outlined on the auction plat and all advertising are approximate and are estimated based on current legal descriptions and/or aerial photos. Purchaser should make his/her own independent determination of acreage prior to bidding.

MINERALS: Seller will convey 50% of minerals owned

SURVEY: If a survey is deemed necessary to establish a new legal description, the cost of the survey will be shared 50/50 between the seller and buyer.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this ad and all related materials are subject to the terms and conditions outlined in the Purchase Agreement, which shall take precedence. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or WILLIAM WILSON AUCTION & REALTY, INC., including, but without limitations to fitness for a particular use, physical condition, any specific zoning classification, title, location of utilities, assurance of building permits, driveway permits, or water and septic permits. All sketches and dimensions are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property.

OWNER: Ellery Farm, LLC/Bill & Ruth Pataki

All announcements the day of the auction take precedence over printed material or any other oral statements made.

Bill Wilson, CAI - IL#041.0000190
Andrew Wilson, CAI, CES - IL#041.0001293

TRACTS 6-9: The Cropland - FSA 100 Tillable Acres Gentle topography which is well drained, the cropland offers good soil types with easy access for transport to nearby grain terminals. The average crop productivity index (CPI) of the cropland is in the range of 100 on the tillable tracts.

With nearly 100-acres tillable, this property offers good revenue to support the ongoing operation of the farm with an equipment storage barn onsite.

The 2022 crop is a mix of corn and soybeans. Please refer to the website for FSA and soil information.

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