

Farmland Auction

TIMED ONLINE ONLY - Visit Website for Bidding Instructions



Tract #1
104.61 Acres



Soft Close
11.00am Tuesday
November 8, 2022



Tract #2
23.21 Acres



Tract #3
60.31 Acres

Macon County, Illinois



Bruce M. Huber, Managing Broker

Bruce.Huber@FirstIllinoisAgGroup.com

225 N. Water St.
Decatur, IL 62523

217.521.3537

FIRST ILLINOIS
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www.FirstIllinoisAgGroup.com

Marianne Milnes Wattley Trust Farms

General Description

Soft Close @ 11:00 am on November 8, 2022

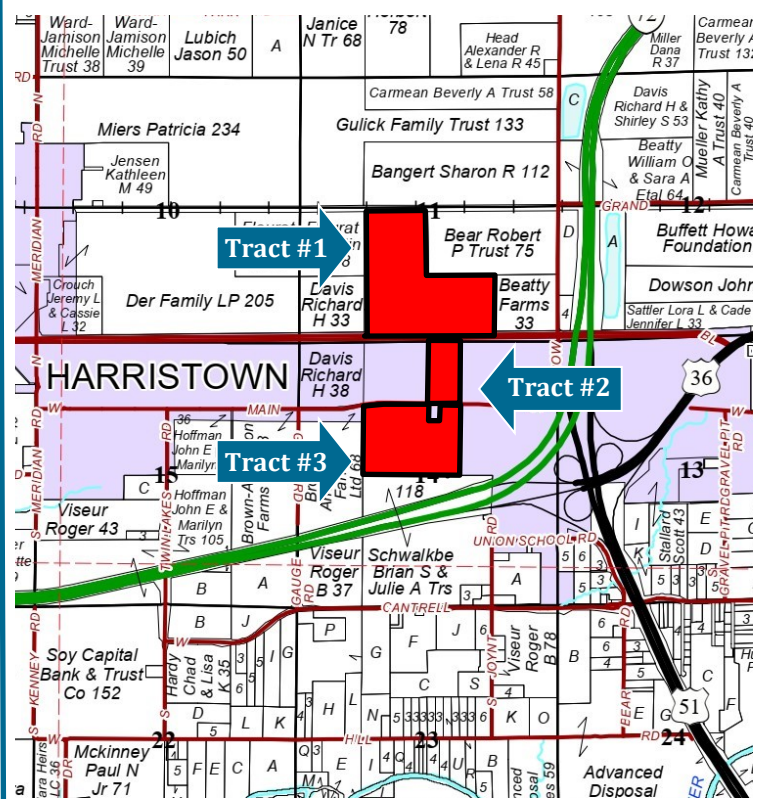
We are pleased to offer 188.13 surveyed acres to the public via an online only land auction. There is no live component to this auction, but the Auctioneer and Staff will be in contact with interested parties leading up to the scheduled close of the bidding process. Interested bidders will be directed to the website listed below to register and bid on three tracts of nearly all tillable farmland.

Locally known as the Milnes Farm, the property will be offered in three parcels - **Tract #1 is 104.61 acres** with 97.64 tillable acres and has a soil P.I. of 141.3, **Tract #2 is 23.21 acres** with 23.10 tillable acres and has a soil P.I. of 141.0, and **Tract #3 is 60.31 acres** with 57.10 tillable acres and has a soil P.I. of 142.6. All tracts represent high quality tillable land with excellent locations. Look for the auction signs and tract markers as you inspect the property.

Bidding Platform URL can be found at www.FirstIllinoisAgGroup.com

Bid your price on this excellent offering. Please contact Bruce M. Huber at 217-521-3537 for additional information on this online only land auction.

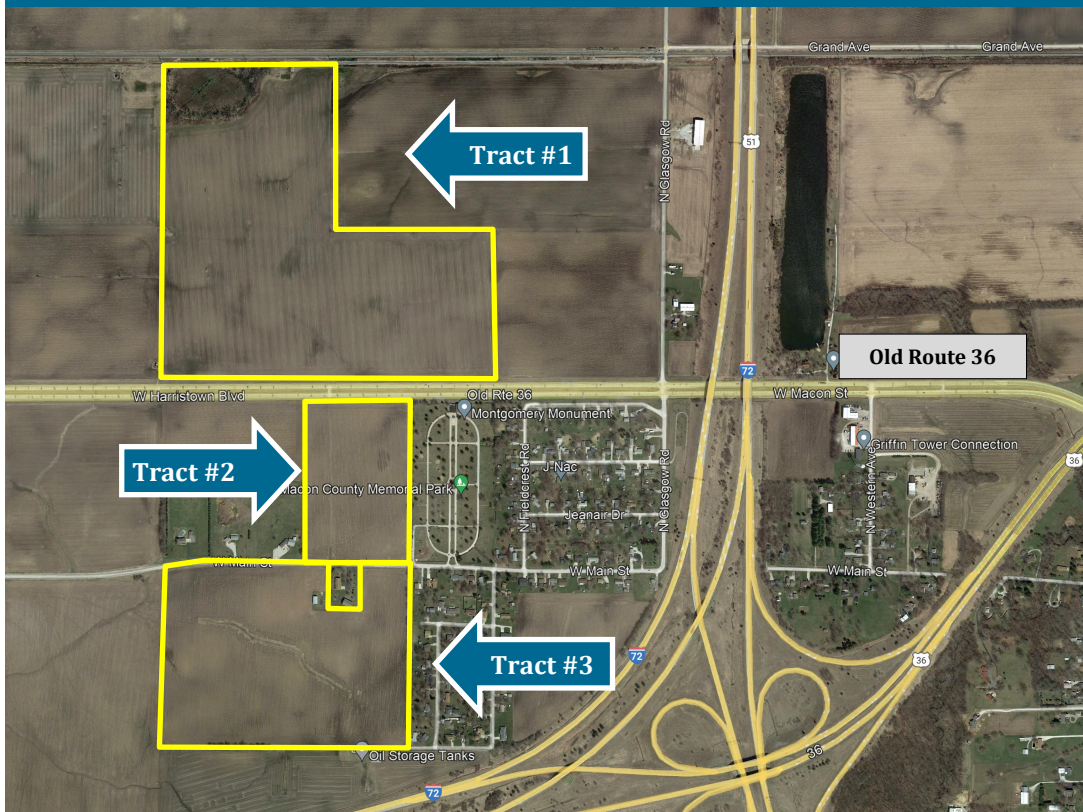
Plat of Property - Macon County, IL



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AERIAL MAP OF SALE PROPERTY

Property lines are approximate.



YEAR	CORN YIELD	BEAN YIELD
2021	223.6	74.4
2020	196.9	71.4
2019	178.2	54.7
2018	242.8	81.6
2017	227.2	63.2
2016	216.8	72.8
2015	217.8	65.7
2014	251.2	66.1
AVE.	219.3	68.7

Soil Test Averages	Date	pH	P	K
Tract 1	4-22-2022	6.2	43	306
Tract 2	5-14-2021	6.3	52	320
Tract 3	5-14-2021	6.3	44	357

Bruce Huber, Managing Broker - (217) 521-3537

TRACT**1****Tr. 1: 104.61 Acres****REAL ESTATE TAX DATA - Tract 1**

Parcel No.	Acres	Taxes	Per Acre
15-19-13-200-007	80.00	\$ 4,936.58	\$ 61.71

Soils: Drummer, Catlin, and Flanagan soils**811 Soil PI Rating:** 141.3**Tillable Acres:** 97.64 (93.3%)**Access:** Old Route 36 on the south

General: High quality tract of nearly level to gently sloping tillable acreage located 1 mile west of Decatur, IL. FSA Info, Soil Map, & Topo Map are posted Online.

**TERMS AND TITLE****Procedure**

This property is being offered in three tracts. Bidding will be on a per acre basis with the winning bid multiplied by the surveyed acres to determine the contracted price. This is not an absolute auction, seller confirmation is required prior to entering into a purchase agreement.

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, subject to the tenant in possession.

Lease and Crop Expenses

The Seller shall retain 100% of the 2022 rental income. Possession will be granted at closing of this transaction subject to the existing farm lease with Mr. Jeff Peterson. The properties are open for 2023.

Real Estate Taxes

The seller shall pay for the 2022 real estate taxes due in 2023 via a credit at closing or funds escrowed for the payment.

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.

Agency Disclosure

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

TRACT**2****Tr. 2: 23.21 Acres****REAL ESTATE TAX DATA - Tract 2**

Parcel No.	Acres	Taxes	Per Acre
06-11-14-100-012	5.30	\$ 261.90	\$ 49.42
Pt. 06-11-14-201-003	17.80 est.	\$ 936.38	\$ 52.61

Soils: Catlin, Drummer, and Flanagan soils**811 Soil PI Rating:** 141.0**Tillable Acres:** 23.1 (99.5%)**Access:** Old Route 36 on the north and W. Main Street on the south

General: Excellent tract of nearly level to gently rolling tillable acreage located 1 mile west of Decatur, IL. FSA Info, Soil Map, & Topo Map are posted Online.

**TRACT****3****Tr. 3: 60.31 Acres****REAL ESTATE TAX DATA - Tract 3**

Parcel No.	Acres	Taxes	Per Acre
Pt. 06-11-14-201-003	13.96 est.	\$ 734.38	\$ 52.61
06-11-14-100-009	46.30	\$ 2,635.40	\$ 56.92

Soils: Drummer, Flanagan, and Catlin soils**811 Soil PI Rating:** 142.6**Tillable Acres:** 57.1 (94.2%)**Access:** W. Main Street on the north

General: Very productive farmland. Located 1 mile west of Decatur, IL. FSA Info, Soil Map, & Topo Map are posted Online.



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225 N. Water St.
Decatur, IL 62523

Bidding Closes
11:00am November 8th

➤ **Farmland Auction - *Online Only***
Macon County, Illinois

ENHANCING FARMLAND OWNERSHIP



FIRST ILLINOIS
AG GROUP



Decatur Office

225 North Water Street
Box 2548
Decatur, IL 62525-2548

Jim Schroeder, Senior Vice President
AFM, Broker
217.872.6292
jim.schroeder@firstillinoisaggroup.com

Bruce Huber, Senior Vice President
AFM, ARA, Auctioneer
Certified Appraiser, Managing Broker
217.872.6291
bruce.huber@firstillinoisaggroup.com

Megan Finrock, Farm Manager
Broker
217.872.6299
megan.finrock@firstillinoisaggroup.com

Champaign Office

202 W Park Ave
Champaign, IL 61820

Brennen Kraft, Farm Manager
Associate Appraiser, Broker
217.872.6294
brennen.kraft@firstillinoisaggroup.com

O'Fallon Office

138 Eagle Drive
Suite B
O'Fallon, IL 62269

Dale Kellermann, Senior Vice President
AFM, Certified Appraiser, Broker
618.622.9490
dale.kellermann@firstillinoisaggroup.com

Mark Nappier, Farm Manager
Associate Appraiser
618.622.9465
mark.nappier@firstillinoisaggroup.com

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