

PUBLIC AUCTION
MARSHALL COUNTY FARMLAND
125+/- Acre

Section 18 – Evans Township

The following described farm real estate will be offered by Public Auction at the Wenona American Legion Hall, located at the corner of 1st South St. and Walnut St., Wenona, IL 61377 on:

**OPEN
TENANCY
2016**

Friday, January 22, 2016
10:00 A.M.

**OPEN
TENANCY
2016**

LOCATION: W ½ and the SE ¼ of the SE ¼ of Section 18 and part of the E ½ of SW ¼ of the SW ¼ of Section 17 Evans Twp., Marshall County, IL. 4 miles West of Wenona, IL on Wenona Road to property.

DESCRIPTION: 125 +/- Acres with 112.4 +/- tillable. Tillable soils include Sawmill, Radford, Graymont, Catlin, Elpaso and Flanagan. A Surety Productivity Index of 128.3. A gently rolling parcel with Judd Creek winding through.

TAX I.D.: 07-18-400-003, 17-18-400-001 and part of 07-17-300-002. Taxes approximately \$23.77 per acre paid in 2015.

Sale Catalog is available at www.rickrediger.com Aerial, soilmaps, FSA aeriels, etc.

TERMS AND CONDITIONS:

- 1.) This tract will be sold on a per surveyed acre basis.
- 2.) New survey provided by Seller.
- 3.) The successful bidder will be required to enter into a standard purchase agreement contract. 10% of the contract purchase price will be due immediately following the auction. The balance will be due and payable on or before February 22, 2016.
- 4.) The seller shall provide a title insurance policy in the amount of the purchase price of the subject property.
- 5.) The estimated 2015 real estate taxes due and payable in 2016 will be credited by the Seller to the Buyer. All subsequent real estate taxes will be the responsibility of the Buyer.
- 6.) The property is being sold in "AS IS" condition, with no implied warranties of any kind.
- 7.) The information is believed to be accurate. However, we strongly urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions.
- 8.) All announcements made the day of the sale take precedence over any previously printed material.
- 9.) For additional information or to view the property contact Rick Rediger, Auctioneer at 815-699-7999 or Scott Brummel.

Sellers: RYAN GEORGES, DREW WALGREN & JON WALGREN

Attorney for Seller:

Robert Russell

10 Park Ave, West, Princeton, IL 61356

815.875.4555

Number System will be Used

I.D. Required

Not Responsible for Accidents

Auctioneers: RICK REDIGER

-

JEREMY REDIGER

-

JONATHAN MOON

REDIGER AUCTION SERVICE

Rick Rediger, Auctioneer 815.699.7999

www.RickRediger.com

BRUMMEL REALTY, LLC

Scott Brummel, Broker 630.553.3200

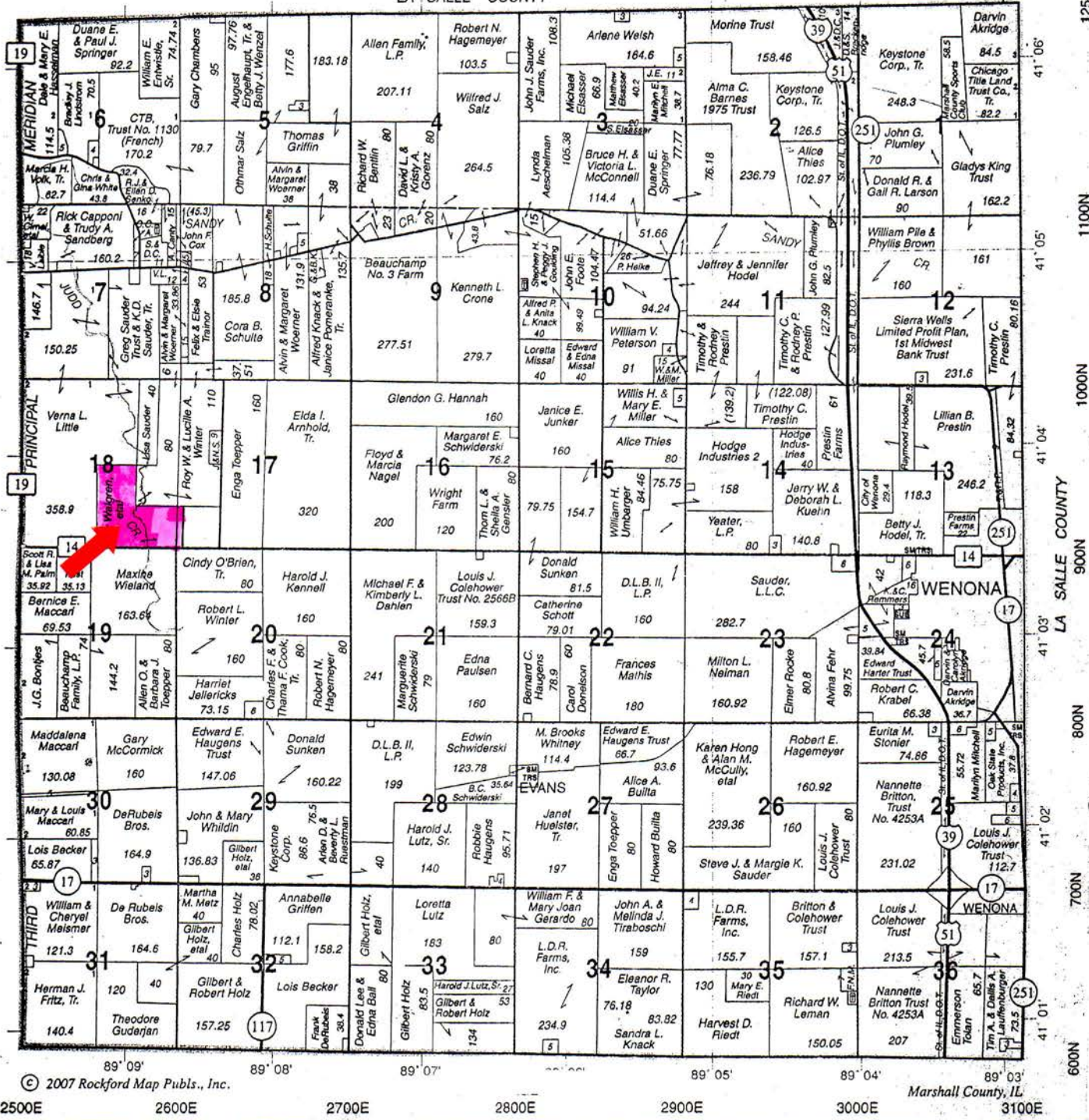
www.BrummelRealty.com

Plat Location

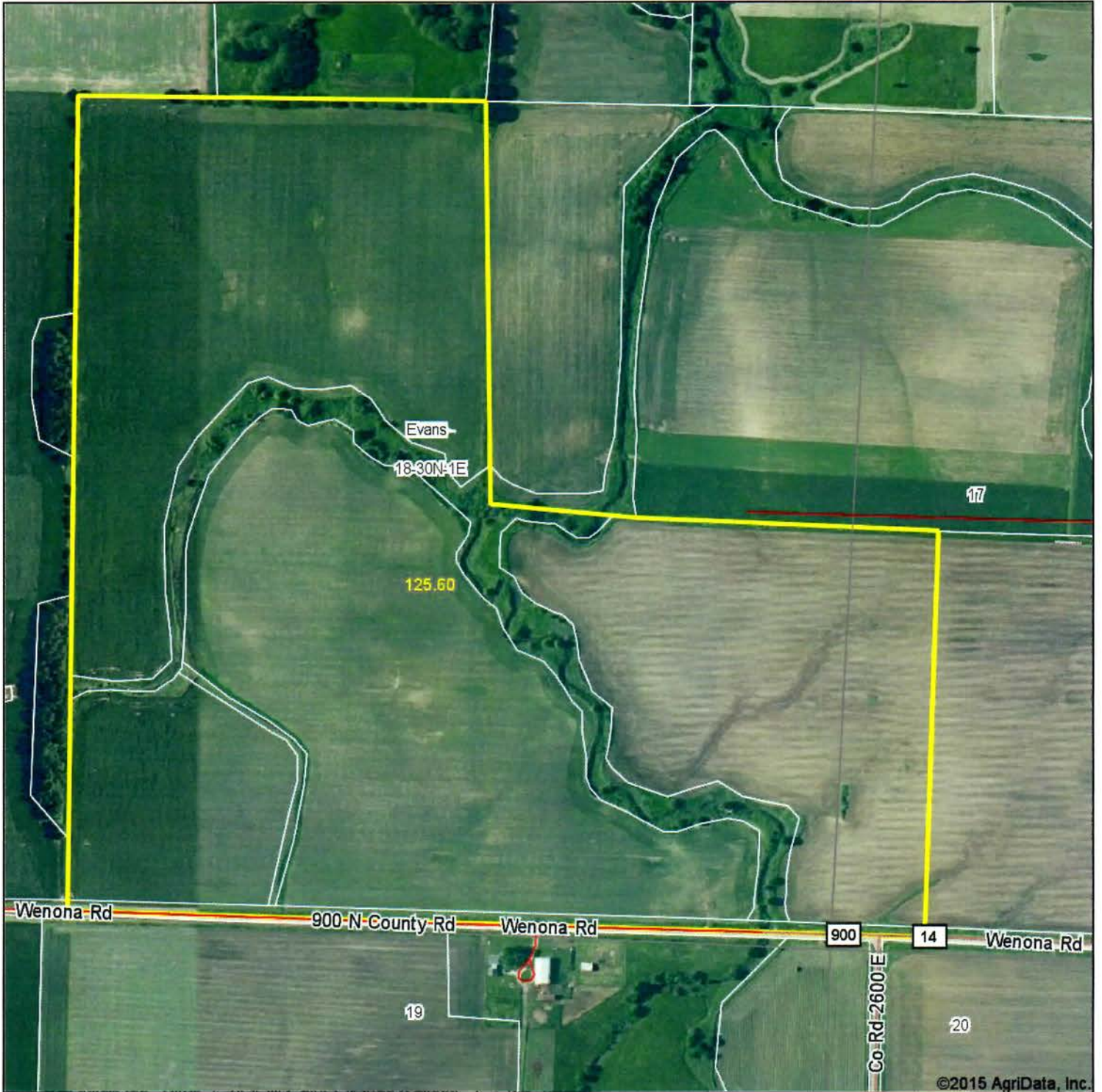
EVANS

T.30N.-R.1E.

LA SALLE COUNTY



Aerial Map



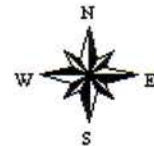
Auction Service
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Wyanet, IL
815-699-7999

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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map center: 41° 3' 43.86, 89° 8' 51.03

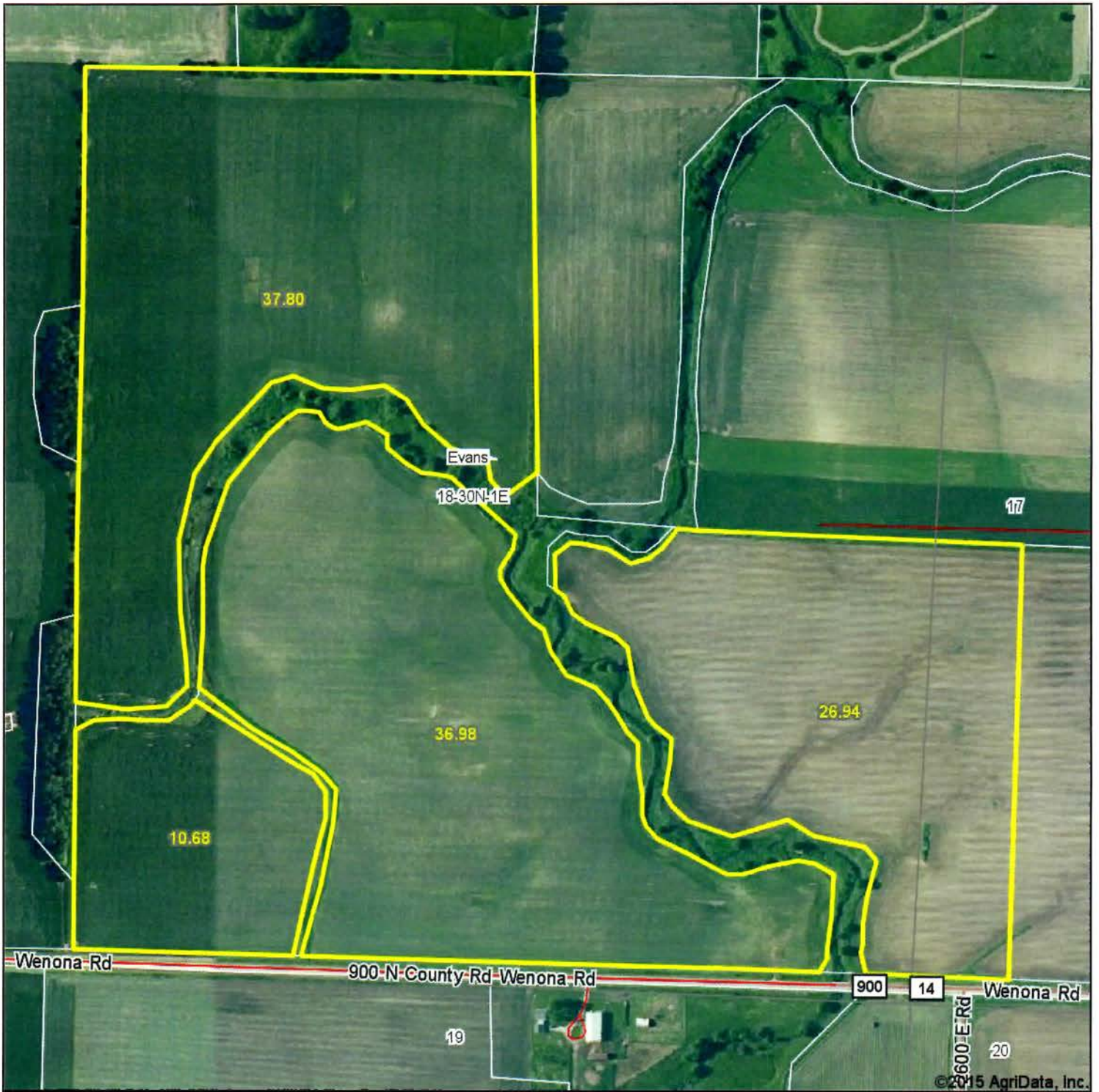
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18-30N-1E
Marshall County
Illinois



12/1/2015

Aerial Map



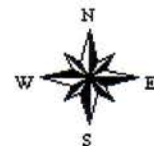
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map center: 41° 3' 44.29, 89° 8' 53.11

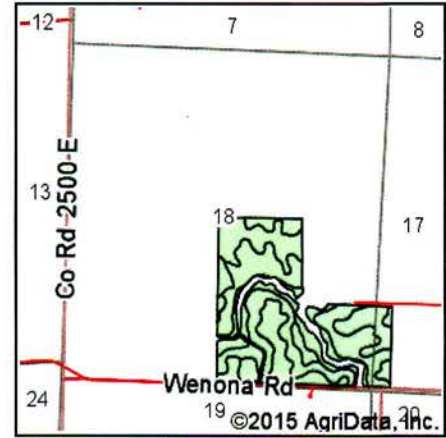
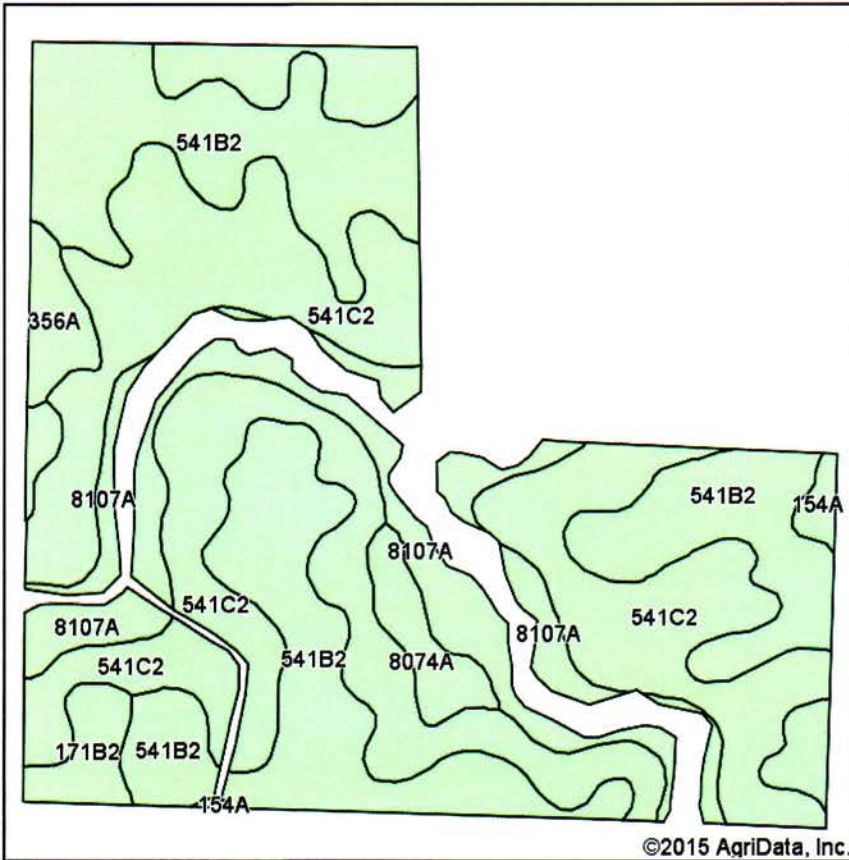
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18-30N-1E
Marshall County
Illinois



12/1/2015

Soil Map



State: Illinois
 County: Marshall
 Location: 18-30N-1E
 Township: Evans
 Acres: 112.4
 Date: 12/1/2015

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 815-699-7999

Maps Provided By:



Area Symbol: IL123, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**541C2	Graymont silty clay loam, 5 to 10 percent slopes, eroded	51.43	45.8%		**170	**53	**125
**541B2	Graymont silty clay loam, 2 to 5 percent slopes, eroded	39.23	34.9%		**174	**54	**127
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.81	12.3%		189	60	139
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	2.60	2.3%		186	58	136
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2.30	2.0%		**178	**56	**131
356A	Elpaso silty clay loam, 0 to 2 percent slopes	2.24	2.0%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	0.79	0.7%		194	63	144
Weighted Average					174.9	54.7	128.3

Area Symbol: IL123, Soil Area Version: 9

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method