

24.91 SURVEYED ACRES • 1 TRACT MERCER COUNTY, ILLINOIS LAND AUCTION

THURSDAY,
AUGUST 24,
2023
@ 12:00 P.M.

VIRTUAL
ONLINE



DALE JONES



JIM HUFF

ONLINE BIDDING
PROVIDED BY: **proxibid.**

EARL J. "BUD" THOMPSON ESTATE

DAVE THOMPSON, ADMINISTRATOR

AUCTION REPRESENTATIVES:

Dale Jones (309) 299-6400 & Jim Huff (319) 931-9292

REPRESENTING ATTORNEY: Karl Bredberg | Katz Nowinski, P.C.

PO Box 208 | 2020 SE 3rd St. | Aledo, IL 61231-0208
(309) 582-5327

**BIDDING
INFORMATION &
VIRTUAL AERIAL
VIDEO AVAILABLE
ONLINE!**



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LOCATION

The Thompson farm is located approximately 3 miles west of Aledo, IL or approximately 30 miles southwest of Rock Island, IL. The farm is further described as being located in Section 14, T14N•R4W, Millersburg Township, Mercer County, IL. This tract represents pasture and wooded areas which is improved with an older two-story home in need of repair and other structures.

PHYSICAL ADDRESS:
988 151ST STREET
ALEDO, IL 61231



**PRIVATE SHOWINGS BY
 APPOINTMENT ONLY**
 Call Auction Manager
 Dale Jones (309) 299-6400



TRACT INFORMATION

24.91 SURVEYED ACRES

- ◆ Ideal sized tract of land which offers many possibilities including pasture land and wooded areas which offer recreational opportunities.
- ◆ The farm is improved with a secluded older 2-story farm home in need of repair with a well, septic system and electrical service.
- ◆ The farm has potential home building sites and pond sites.
- ◆ Additionally, the farm is fenced and cross-fenced for livestock.
- ◆ Mercer County School district.
- ◆ Access is along the east side by 151st St., just a short distance north of Illinois Hwy. 17.

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METHOD

The Thompson farm will be sold for a lump sum, total dollar amount. The acres are based on a survey, dated 2004. Bidding is NOT subject to the following contingencies, including but not limited to financing, an appraisal or inspection of the property.

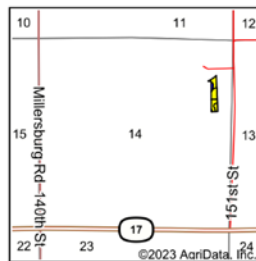
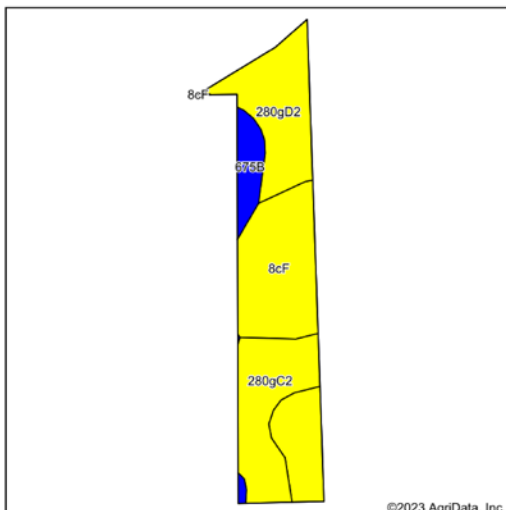
TERMS

Immediately following the auction, the successful buyer will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. The balance of the purchase price will be due at closing which will take place on or before Friday, September 29th, 2023. The seller will provide title insurance in the full amount of the purchase price. The 2023 real estate taxes will be prorated to the date of closing. Possession will be given at the time of closing, subject to a pasture lease for 2023. There are no hunting leases associated with the property.

All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller or Merit Auctions pertaining to this property. Real estate is being sold "AS IS".



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State: **Illinois**
 County: **Mercer**
 Location: **14-14N-4W**
 Township: **Millersburg**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting #	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Crop productivity index for optimum management
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	1.56	42.4%		FAV	**86	**29	**35	**40	**65
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	0.92	25.0%		FAV	**149	**47	**59	**76	**109
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	0.91	24.7%		FAV	**155	**49	**61	**79	**113
**675B	Greenbush silt loam, 2 to 5 percent slopes	0.29	7.9%		FAV	**182	**57	**69	**96	**133
Weighted Average						126.4	40.7	50.1	63.1	93.2

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