

# MERCER COUNTY ILLINOIS LAND AUCTION

142.97 SURVEYED ACRES • 2 TRACTS

VIRTUAL ONLINE

THURSDAY,  
SEPTEMBER 7, 2023  
@ 1:00 P.M.

DARLENE W. STUART  
REVOCABLE TRUST

REPRESENTING ATTORNEY:



GROGAN HESSE  
& UDITSKY, P.C.

AMY GALVIN GROGAN  
Grogan Hesse & Uditsky, P.C.

Two Mid America Plaza, Suite 110  
Oakbrook Terrace, IL 60181 | (630) 833-5533



AUCTION REPRESENTATIVES:

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



DALE JONES



JIM HUFF

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## LOCATION

The Darlene W. Stuart Revocable Trust farm is located approximately 6 miles northeast of Aledo, IL or 24 miles southwest of Rock Island, IL and is further described as being located in Sections 26, T15N • R3W, Perryton Township, Mercer County, IL.

Tract 1 represents mostly productive tillable farmland with some wooded areas. Tract 2 represents a nice mix of productive, tillable farmland, and wooded areas suitable for recreational use and potential home sites. Both tracts sell free & clear for the 2024 crop year.

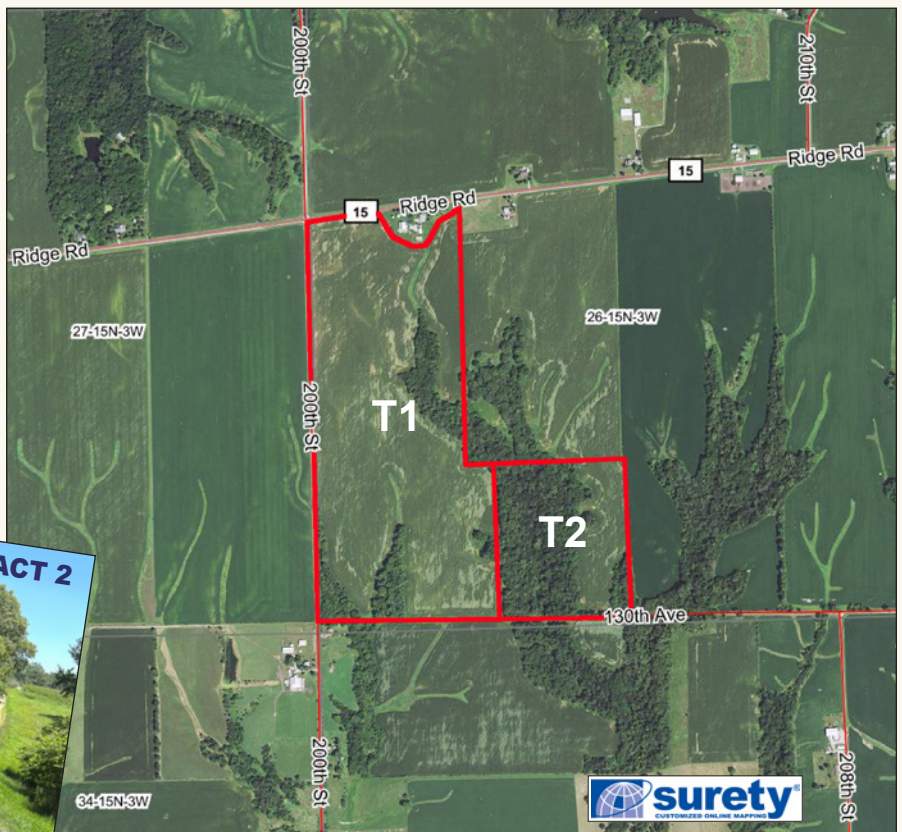
## TRACT INFORMATION

### TRACT 1 • 110.95 SURVEYED ACRES

- FSA maps should indicate 91.16 cropland acres
- Productivity Index (PI): 132.3
- Soil types include Muscatune, Greenbush, Sylvan, Rozetta, Osco, Hickory, Elco-Atlas and Hickory-Sylvan
- This is a productive, high-percentage tillable tract.
- The balance of the tract is wooded draws with Whitetail deer habitat.
- Access on the north by Ridge Rd, on the west by 200th St, on the south by 130th Ave.

### TRACT 2 • 32.02 SURVEYED ACRES

- FSA maps should indicate 9.34 cropland acres
- Productivity Index (PI): 115.2
- Soil types include Rozetta, Fayette, Stronghurst, and Hickory
- This tract has mature timber with tremendous outdoor recreational and hunting potential as well as whitetail deer habitat, a potential home site and income producing tillable land.
- This tract is secluded with access is by a seldom traveled township road.
- Access on the south by 130th Ave.



TRACT 1



TRACT 2



## METHOD

The tracts will be sold on a price per acre basis, based on surveyed acres. Both tracts will be offered through the marketing method of "Buyers Choice", whereas the high bidder can purchase (in any order) either or both of the 2 tracts for their high bid. "Buyers Choice" auctioning will continue until both tracts have been elected. The tracts will not be offered in their entirety at the end of the auction.

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 Tuesday, October 10th, 2023. The seller will provide title insurance in the full amount of the purchase price and pay the 2023 real estate taxes. Possession will be given at the time of closing, subject to the removal of the crops. The tracts sell free & clear for the 2024 crop year.

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".

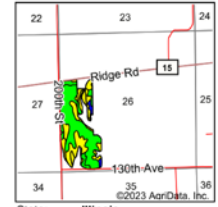
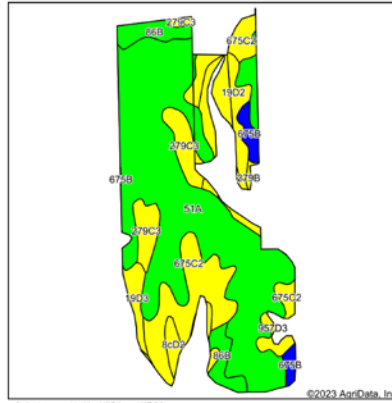
**TRACT 1**



**TRACT 2**



## TRACT 1 SOILS



State: Illinois  
County: Mercer  
Location: 26-15N-3W  
Township: Perryton



Soils data provided by USDA and NRCS  
Area Symbol: IL131, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	S. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Crop productivity index for optimum management
51A	Muscatine silt loam, 0 to 2 percent slopes	51.83	56.9%		FAV	200				147
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	14.39	15.8%		FAV	**171	**54	**65	**90	**125
**1902	Sylvan silt loam, 10 to 18 percent slopes, eroded	6.05	6.6%		FAV	**134	**44	**53	**62	**99
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	5.03	6.4%		FAV	**141	**44	**56	**72	**103
**66B	Osco silt loam, 2 to 5 percent slopes	4.82	5.3%		FAV	**189	**59	**74	**101	**140
**675B	Greenbush silt loam, 2 to 5 percent slopes	2.15	2.4%		FAV	**182	**57	**69	**96	**133
**1903	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	1.99	2.2%		FAV	**122	**40	**49	**57	**90
**6C02	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	1.90	2.1%		FAV	**108	**36	**44	**50	**82
**957D3	Elio-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	1.27	1.4%		UNF	**95	**32	**37	**46	**71
**898G	Hickory-Sylvan silt loams, 35 to 60 percent slopes	0.69	0.8%		FAV	**63	**21	**25	**30	**48
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.24	0.3%		FAV	**162	**50	**64	**83	**119
Weighted Average						180	67.5	68.4	93	132.3

## TRACT 2 SOILS



State: Illinois  
County: Mercer  
Location: 26-15N-3W  
Township: Perryton



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Code	Soil Description	Acres	Percent of field	S. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	5.80	60.0%		FAV	**182	**50	**64	**83	**119
**280D3	Payette silty clay loam, glaciated, 10 to 18 percent slopes, severely eroded	1.80	19.3%		FAV	**135	**43	**53	**69	**99
278A	Stronghurst silt loam, 0 to 2 percent slopes	1.75	18.6%		FAV	171	54	66	87	125
**6Cf	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.15	1.9%		FAV	**96	**29	**35	**40	**65
Weighted Average						187	49	61.7	80.2	115.2

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