

Rock Island County, Illinois **LAND & EQUIPMENT AUCTION**

LAND: MONDAY, NOVEMBER 27, 2023 AT 10:00 A.M. CST • VIRTUAL ONLINE
INSPECTION DAY: FRIDAY, NOVEMBER 17, 2023 • 10:00 AM - 3:00 PM OR BY APPOINTMENT

EQUIPMENT: TUESDAY, NOVEMBER 28, 2023 AT 10:00 A.M. CST • LIVE ON-SITE WITH ONLINE BIDDING
SALE LOCATION: GLENN FELDMAN FARM - 15002 224TH STREET W • ILLINOIS CITY, IL
EAST OF ILLINOIS CITY, IL ON IL RT. 92 TO 224TH ST. W., THEN SOUTH APPROXIMATELY 2 1/2 MILES TO SALE SITE

816.5 ACRES (Subject to Survey) • 12 TRACTS



GLENN W. FELDMAN ESTATE

EXECUTOR: GREG KISTLER

EQUIPMENT QUESTIONS: BRANDON LAFEVER (563) 260-3302

Representing Attorney: John R. Eichelberger | Eichelberger Law Office PC
736 Lake Park Blvd. | Muscatine, IA 52544 | (563) 263-6900



AUCTION MANAGER:
DALE JONES
(309) 299-6400

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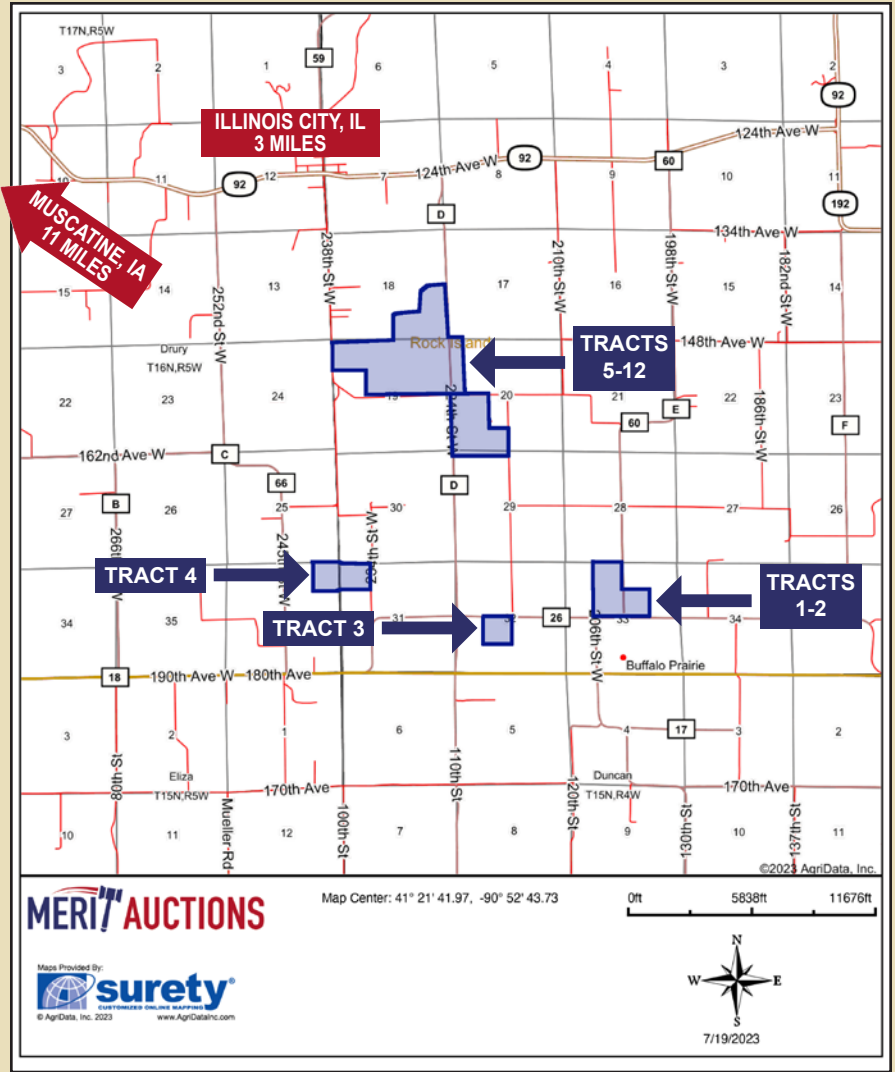
ONLINE BIDDING
PROVIDED BY:
proxibid

LOCATION

Tracts 1-4 of the Feldman farm are adjacent to and west of Buffalo Prairie, IL, or 16 miles southeast of Muscatine, IA, Tracts 5-12 are located approx. 2 miles southeast of Illinois City, IL , or approx. 11 miles southeast of Muscatine, IA. and is further described as being located in Sections 18, 19, 20, 31, 32 & 33, Buffalo Prairie Township, and Section 36, Drury Township, Rock Island County, IL. The tracts represent productive tillable farmland, improved pasture land, three sets of improvements including a very nice 2 story farm home, attractive home sites & wooded areas suitable for recreational activities.

AUCTIONEERS' NOTE:

Cattleman, grain producers and investors, make plans to participate in this fantastic live virtual online land auction! Glenn Feldman was an outstanding steward of his family's farming and cattle operation and the results of his labor are clearly apparent. This is an outstanding offering of all classes of farm land, including class A, investor quality tillable land, improved pasture land, recreational areas and three great sets of farm improvements. Many of the tracts are fenced and cross-fenced for livestock. Rarely does an opportunity of this magnitude present itself!



Additional photos & virtual aerial video available online!



METHOD & TERMS

Tracts 1-4 will be sold on a price per acre basis, based on surveyed acres & will be sold through the marketing method of "Buyers Choice," whereas the high bidder can elect any or all 4 tracts for their high bid. If the high bidder does not elect all tracts, then the remaining tract(s) will be offered in the same manner, until all tracts have been chosen.

Tract 5 will then be offered individually for a lump sum, total dollar amount.

Tracts 6-12 will then be sold on a price per acre basis, based on surveyed acres & will be sold through the marketing method of "Buyers Choice," whereas the high bidder can elect any or all 7 tracts for their high bid. If the high bidder does not elect all tracts, then the remaining tract(s) will be offered in the same manner, until all tracts have been chosen.

The tracts will NOT be offered in their entirety at the conclusion of the auction.

Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.

Immediately following the auction, the successful buyer(s) 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 Wednesday, December 27th, 2023. The seller will provide title insurance in the full amount of the purchase price and pay the 2023 real estate taxes, due and payable in 2024 as a credit at closing based on the most recent tax information. Buyer will be responsible for the 2024 and all subsequent RE taxes. Possession will be given at the time of closing. The farm sells free and clear of farm tenancy for 2024!

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 INFORMATION

TRACT 1 • 40 ACRES± (Subject to Survey)

- FSA figures should indicate 37.93 NHEL cropland acres
- Productivity Index (PI): 140.6 (Class A!)
- Productive soil types include Muscatune, Osco, Sable, Denny
- Paved road access is along the south by Rock Island County Hwy. RR and along the west by 203rd St. W.

TRACT 2 • 76 ACRES± (Subject to Survey)

- FSA figures should indicate 75 NHEL cropland acres (Estimated)
- Productivity Index (PI): 143.2 (Class A!)
- Productive soil types include Muscatune, Osco, Sable, Denny
- Paved road access is along the south by Rock Island County Hwy. RR and along the east by 203rd St. W.

TRACT 3 • 40 ACRES± (Subject to Survey)

- FSA figures should indicate 39.17 NHEL cropland acres
- Productivity Index (PI): 140.5 (Class A!)
- Productive soil types include Muscatune, Osco, Sable, Sylvan, Greenbush
- This tract is improved with a Brock 21,000 bu. grain bin with full drying floor, electrical service, dryer and 500 gal. LP tank
- Access is along the north by Rock Island County Hwy. RR

TRACT 4 • 83.5 ACRES± (Subject to Survey)

- FSA figures should indicate 80.82 cropland acres
- Productivity Index (PI): 127.2
- Productive soil types include Muscatune, Greenbush, Fayette, Sylvan, Osco, Buckhart, Rozetta, Orion, Sable
- The remaining acres represent waterways, draws and wooded draws
- Access is along the east by 234th St. W.

TRACT 5 • 28 ACRES± (Subject to Survey)

- Tract is improved with a very nice 4 bedroom 2 story farm home, many well-maintained farm buildings, (5) grain bins, fence-line feed bunk and cattle lot.
- FSA figures should indicate 3 cropland acres (Estimated) - currently improved pasture
- Productivity Index (PI): 108.7
- Productive soil types include Fayette, Sylvan
- The remaining land is improved pasture,

fenced and cross fenced for optimal herd management.

- Kohler back-up generator
- Paved road access is along the east by 224th St. W.
- Rockridge School District
- Copperas Creek is the north boundary of this tract

TRACT 6 • 84 ACRES± (Subject to Survey)

- FSA figures should indicate 35.64 cropland acres (Estimated)
- Productivity Index (PI): 105.5
- Productive soil types include Hickory-Sylvan-Fayette, Fayette, Sylvan, Orion
- The remaining land is improved pasture, fenced and cross fenced for optimal herd management.
- Access along the south by 154th Ave. W.

TRACT 7 • 53 ACRES± (Subject to Survey)

- FSA figures should indicate 52.82 cropland acres
- Productivity Index (PI): 112.5
- Productive soil types include Sylvan, Greenbush, Fayette, Orion
- Fenced for livestock
- Paved road frontage is along the east by 224th St. W. and access along the south by 154th Ave. W.

TRACT 8 • 103 ACRES± (Subject to Survey)

- FSA figures should indicate 92.28 cropland acres
- Productivity Index (PI): 123
- Productive soil types include Orion, Hickory-Sylvan-Fayette, Lawson, Fayette, Coffeen
- The remaining acres represent waterways, draws and wooded areas suitable for recreational activities.
- Copperas Creek is the south boundary of this tract
- Paved road access is along the east by 224th St W.

TRACT 9 • 40 ACRES± (Subject to Survey)

- FSA figures should indicate 25.88 cropland acres
- Productivity Index (PI): 111
- Productive soil types include Sylvan, Fayette, Greenbush, Hickory-Sylvan-Fayette, Radford
- The remaining acres represent improved pasture
- Tract is fenced and cross-fenced for

livestock

- Attractive home site
- Tract is improved with a machine shed, small open front shed and former farrowing house currently used for machinery storage
- Paved road access is along the east by 224th St. W. and along the south by 154th Ave. W.

TRACT 10 • 129 ACRES± (Subject to Survey)

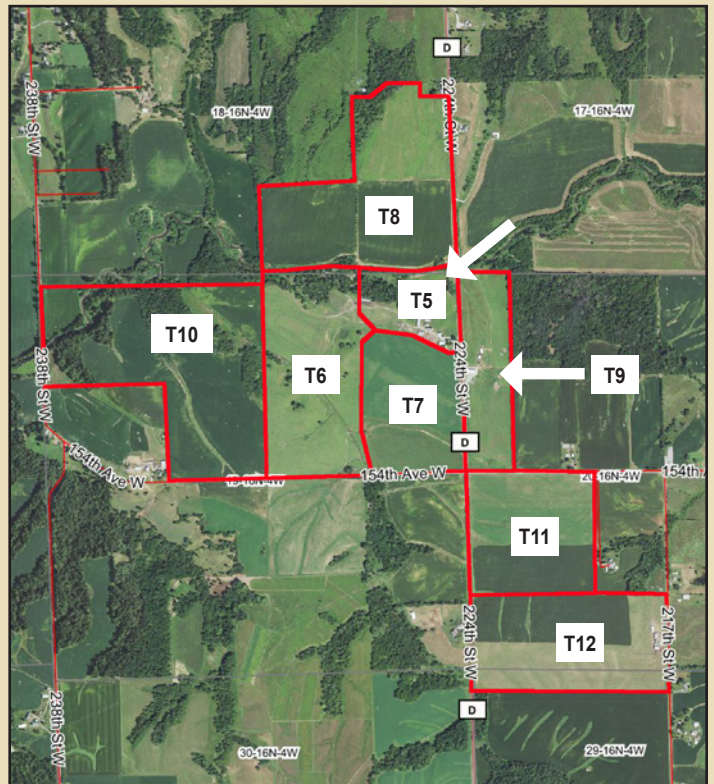
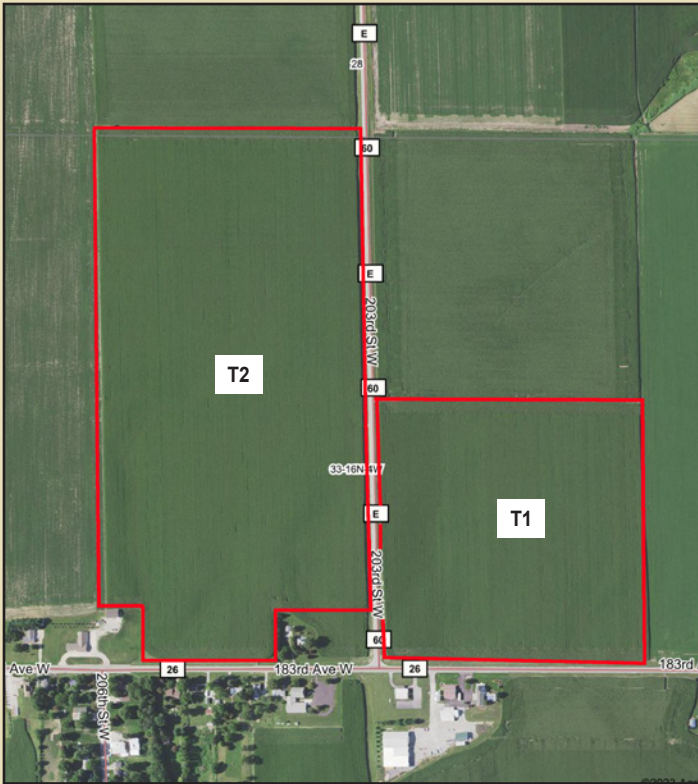
- FSA figures should indicate 82.86 cropland acres
- Productivity Index (PI): 117.6
- Productive soil types include Fayette, Hickory-Sylvan-Fayette, Lawson, Orion, Sylvan
- The remaining acres represent waterways, draws and wooded areas suitable for recreational activities.
- Attractive home site on the west side of this tract
- Copperas Creek runs through the northwest corner of this tract
- Access is along the south by 154th Ave. W. and along the west by 238th St. W.

TRACT 11 • 60 ACRES± (Subject to Survey)

- FSA figures should indicate 61.67 cropland acres
- Productivity Index (PI): 120.4
- Productive soil types include Sylvan, Greenbush, Osco, Fayette, Buckhart, Radford
- Tract is partially fenced for livestock
- Access is along the north by 154th Ave. W. and along the west by 224th St. W.

TRACT 12 • 80 ACRES± (Subject to Survey)

- FSA figures should indicate 74.69 cropland acres
- Productivity Index (PI): 112.9
- Productive soil types include Sylvan, Osco, Orion, Buckhart, Muscatune, Hickory-Atlas
- Tract is partially fenced and cross-fenced for livestock
- Tract is improved with a nice group of older, well-maintained outbuildings, concrete feed floor, grain storage and a well
- Attractive home site
- Access is along the east by 217th St. W. and along the west by 224th St. W.



SOIL MAPS AVAILABLE ONLINE!
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EQUIPMENT QUESTIONS: BRANDON LAFEVER (563) 260-3302

AUCTIONEERS' NOTE: Mark your calendars now for this fantastic live estate farm machinery auction! Glenn Feldman was a second-generation farmer who took impeccable care of his farming operation, cattle and farm machinery. This will be a very nice offering of both modern and older farm and livestock equipment, vehicles, vintage farm items, hay and much more! There will be online bidding available for a large portion of the auction. Lunch available by Reason's Meats and Keith's Cooking.

TRACTORS

- 2005 John Deere 7420 MFWD tractor, Power Quad trans., left-hand reverser, 3 hyd. outlets, 540 & 1000 PTO, 650/65R38 rear tires, 540/65R28 front tires, front weight bracket, inside rear wheel wts., complete with John Deere 741 loader, hyd. quick connect, 98" quick attach material bucket, loader SN W00741D009345, 4,250 hrs. tractor SN RW7420R037577
- 2009 John Deere 6230 MFWD open station tractor, ROPS, Power Quad trans., left-hand reverser, 2 hyd. outlets, 540 & 1000 PTO, complete with John Deere 673 loader, joystick control, quick connect hyd., 86" quick attach material bucket, loader SN W00673D012035, 6,360 hrs. tractor SN L06230D602954
- 1981 John Deere 4640 2wd tractor, Quad Range trans., 3 hyd. outlets, 1000 PTO, 520/85R38 rear tires, 14L-16.1SL front tires, 12 suitcase wts., inside rear wheel wts., 3,600 actual hrs., SN 4640H025517RW - one owner
- 1981 John Deere 4240 2wd tractor, SGB, Quad Range trans., 2 hyd. outlets, 540 & 1000 PTO, 18.4-38 rear tires, 10.00-16 front tires, 2 sets of rear wheel wts., 11,570 hrs. SN 4240H 021727R - one owner
- 1968 John Deere 4020 2wd tractor, diesel engine, wf, Syncro-Range trans., 2 hyd. outlets, 540 & 1000 PTO, 16.9-38 rear tires, 11L-15 4-rib front tires, 4 slab wts., new-style step, 9,006 hrs. SN T213R 198470R
- 1963 John Deere 3010 2wd diesel tractor, wide front, Syncro-Range trans., single hyd. outlet, 540 & 1000 PTO, 15.5-38 rear tires, 9.5L-15 front tires, complete with John Deere 48 loader, 2-lever control, 72" material bucket, loader SN 025146W, 12,404 hrs., tractor SN 43355
- 1961 John Deere 3010 2wd tractor, gas engine, nf, Syncro-Range trans., single hyd. outlet, no 3pt arms, 15.5-38 rear tires, 6.50-16 front tires, 2 sets of rear wheel wts., showing 7,721 hrs. on non-functioning meter, SN 13967

SKID LOADER & ATTACHMENTS

- 2007 Case 440CT track skid loader, Ride Control, aux. hyd., pilot controls, 16" tracks, 84" quick-attach material bucket, 3,253 hrs., SN N7M4612211
- Worksaver 2-prong bale spear, skid loader mount

VINTAGE TRACTORS & EQUIPMENT

- 1959 John Deere 730 2wd tractor, diesel engine, power steering, single hyd. outlet, 540 PTO, flat-top rear fenders, 15.5-38 rear tires, 6.00-16 front tires, showing 844 hrs., SN 7305623
- 1952 Farmall H 2wd gas tractor, nf, 12.4-38 rear tires, 6.00-16 front tires, 1 set of rear wheel wts., SN FBH380593X - older restoration
- 1947 John Deere B 2wd gas tractor, nf, 12.4-38 rear tires, 5.50-16 front tires, SN B207984 - restored
- 1944 John Deere A 2wd gas tractor, nf, 12.4-38 rear tires, 5.50-16SL front tires, SN 535385 - restored

- 1937 John Deere A 2wd gas tractor, unstyled, nf, 14.9-38 rear tires, 5.50-16 SL front tires, SN 443726- restored
- Set of rear steel wheels for John Deere unstyled A
- John Deere 6'X10' barge wagon on John Deere 953 gear
- Steel barge wagon on John Deere 953 gear
- Wood barge wagon on gear with McCormick end gate seeder
- John Deere flare box wagon on John Deere 853 gear with John Deere end gate seeder
- Flareline wood flair box wagon on Electric 650 gear with Big Butch hoist
- John Deere horse-drawn cultivator
- Older John Deere metal sign
- Various small farm collectibles and primitives

TILLAGE EQUIPMENT

- John Deere 1010 24' field cultivator, 3-bar coil line harrow, main frame walking tandems, 7.00/7.60-15 tires,
- Krause #90 21' disk, 19" blades, 7" spacings, 11L-15SL transport tires, 7.00-15 wing tires, SN 3754
- Bush Hog 20' harrow-gator
- Brillion 12' culti-mulcher

GRAIN HANDLING EQUIPMENT

- EZ Trail 510 grain cart, 14" auger, small 1000 PTO, roll tarp, turn signals, 18.4-26 diamond tread tires, SN A112719, very low time
- Westfield MK 100-61 10"X61' swing away PTO auger, 540 PTO
- Westfield WR 100-31 10"X31' PTO truck auger, SN 219832 - very low time
- 150 bu. Gravity wagon on gear, 11L-15 tires

HAY & FORAGE EQUIPMENT

- John Deere 567 round baler, Cover Edge, twine tie and net wrap, 540 PTO, 31X13.50-15 NHS tires, 17,275 total bales, SN E00567X156855
- John Deere MoCo 926 9' disc mower conditioner, impeller, 1000 PTO, 12.5L-15SL tires, SN E00926T300778
- Sitrex DM-7S 3pt 9' disc mower, needs work
- Sitrex QR8 8-wheel V rake, kicker wheel
- Sitrex RT-5200-H 4-basket tedder, 540 PTO
- 6-bale hay trailer with 3pt bale spear and hitch
- 19' hay rack on EZ Trail 1074 running gear
- 18' hay rack on John Deere 1065 running gear

HAY & STRAW

- Approx. (300) round bales of mostly alfalfa hay
- Approx. (100) small square bales oat straw

LIVESTOCK EQUIPMENT

- Arts Way 475M grinder-mixer, 540 PTO, Arts Way/Weigh Tronix 1000R electronic scale, 10.00-15SL tires, SN AW475MYK225
- Kelly-Ryan 5X12-13 Feed-R-Wagon, 540 PTO, Weigh Tronix 640 SL electronic scale, 275/80R22.5 tires, SN FRW13095
- Heider 150 bu auger wagon, 540 PTO
- Gehl 14' silage wagon modified to a feeder

wagon on 2 wheel trailer

- Kuhn Knight 8114 ProTwin Slinger manure spreader, 540 PTO, 19L-16.1 tires, SN B0225
- H&S Heavy Duty 310 tandem axle manure spreader, hyd. slop gate, poly floor, 295/75R22.5 tires, 540 PTO, SN 315282
- Applegate cattle chute, auto head gate, palp cage
- Applegate cattle tub w/ 2-section adjustable alley
- Tarter automatic head gate
- Kory portable cattle creep/self-feeder, stainless troughs
- Apache portable cattle creep/self-feeder
- Werk Weld portable cattle creep/self-feeder
- Val-Co 2-ton bulk bin (like new)
- Arkfeld Instant-Way hog/sheep scale
- Galvanized hog catch chute
- (6) round bale feeders
- (13) inverted tractor tire silage feeders
- Several various style mineral feeders
- (50) 16' cattle gates - various brands
- (90) 12' cattle corral panels - various brands
- (9) 16' hog gates
- Various 16' wire cattle and hog panels
- 8' wood pickup truck stock rack
- Various brace posts, fence posts, gate hangers, wire and other fencing supplies

VEHICLES

- 2015 Lincoln Navigator L 4X4 SUV, 3.5 V6, 43,000 mi., VIN 5LMJJ2JT8FEJ09218
- 1993 Ford F-250 XL reg. cab 4X4 pickup, 5.8 V8 gas eng., 5sp manual trans., LT235/85R16 tires, 96,709 mi., VIN 1FTHF26H0PLB08959 - one owner
- 2008 Polaris Ranger 700 Twin 4X4 utility vehicle, Browning Edition, full cab, heat, front winch, 26X11.00R12 NHS rear tires, 26X8.00R12 NNHS front tires, 500 hrs, 2275 mi.

FARM SUPPORT ITEMS

- John Deere HX15 15' batwing mower, 1000 PTO, front & rear chains, 6 laminated tires, SN 1P0HX15FADT062780
- John Deere 148 loader, 84" pin-on material bucket, mounts for 4240 and similar
- Danuser 3pt posthole digger, 12" auger, 12" extension, 540 PTO
- Land Pride RCR3596 3pt 8' rotary mower, front chain guard, 540 PTO
- Hustler Raptor SD 54" zero turn lawn mower, 25hp Kohler gas eng., 260 hrs., SN 1602D530
- (2) 500 gal. fuel barrels w/ 110v pumps
- 250 gal. overhead fuel barrel
- Kewanee HD 3pt 8' blade
- (2) John Deere 953 running gears
- Fimco 30gal ATV sprayer, High Flo Gold Series 12V pump, hand wand
- Loader attachments
- Quick hitch, tractor weights, duals
- Various tractor tire chains
- Tools and shop equipment
- Many more items!



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