

MERCER COUNTY, ILLINOIS LAND & PERSONAL PROPERTY AUCTION

121.84 SURVEYED ACRES • 2 TRACTS

THURSDAY, JANUARY 18, 2024 AT 10:00 A.M.



Inspection Day
FRIDAY, JANUARY 5, 2024
10:00 AM - 3:00 PM
OR BY APPOINTMENT



PHYSICAL ADDRESS:
1512 65TH STREET | NEW BOSTON (ELIZA), IL 61272

ERNEST & FERRIS SCHROCK ESTATE

DIANE PRILL, EXECUTRIX | CURT SCHROCK
SUSAN RHULE | ELAINE CLAWSON

Representing Attorney: Karl Bredberg
Katz Nowinski, P.C.

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

*Also selling personal property
timed online @ 12:00 pm*

*Check website for details
www.MeritAuctions.com*



AUCTION MANAGER:
DALE JONES
(309) 299-6400

MERIT AUCTIONS

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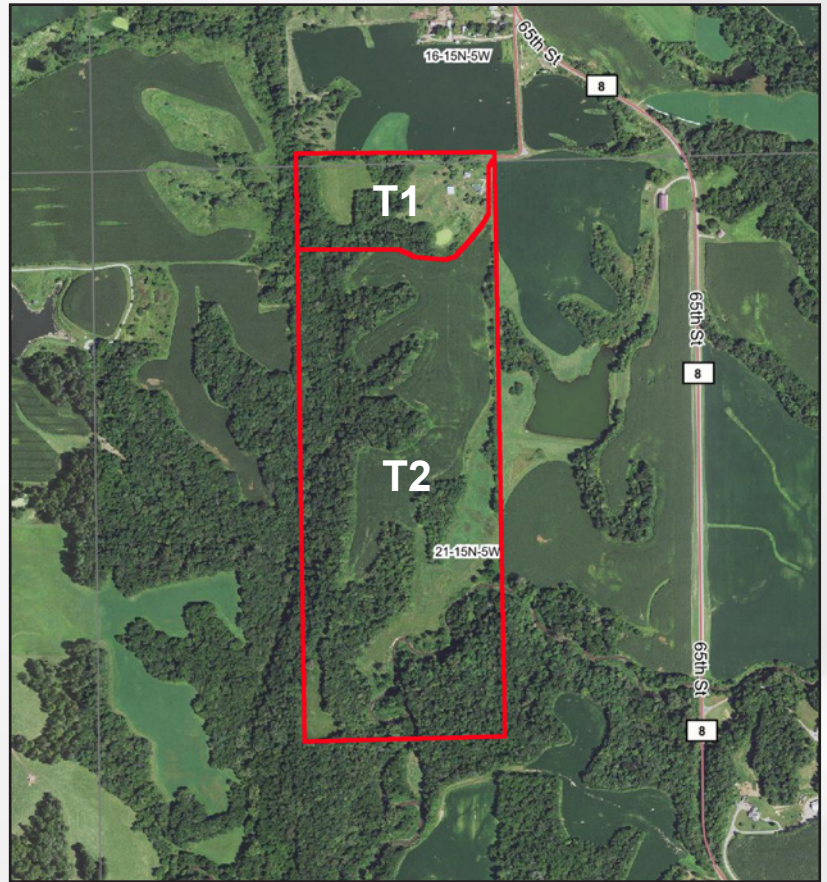
P O Box 509 | 4502 Avenue O
Ft. Madison, IA 52627
(833) 273-9300 | www.MeritAuctions.com

AUCTIONEER'S NOTE

Make plans to participate in this live virtual online land auction! The Schrock farm will be offered in two tracts. Tract one includes a ranch style country home on approximately 19 acres with outbuildings, many fruit trees, wooded recreational areas and tillable land. Tract two includes a great combination of productive, tillable crop land and wooded recreational areas with outstanding whitetail deer and turkey habitat.

LOCATION

The Schrock farm is located approximately 11 miles northeast of New Boston, IL, or 15 miles southeast of Muscatine, IA, or 32 miles southwest of Rock Island, IL, near the community of Eliza, IL and is further described as being located in Section 21 Eliza (East) Township, Mercer County, IL. The farm represents recreational land, productive, tillable crop land and an older ranch home with outbuildings located in seclusion at the end of a maintained township road.



TRACT INFORMATION

TRACT 1 • 19.11 SURVEYED ACRES

- FSA figures should indicate 3.59 HEL cropland acres currently in CRP. The CRP payment is \$157.90 per acre expiring in 2030.
- 3 bedroom ranch home with full basement and several mechanical updates.
- Morton 45ft. X 30ft. pole building with 9ft. X 45ft. lean-to.
- Other outbuildings.
- Deep well and shallow well.
- Small, older farm pond in need of rehab.
- Many apple, peach and cherry trees.
- The balance of the tract is meadows, wooded areas with Whitetail deer and turkey habitat and a small amount of tillable land.
- Fantastic country setting!
- Access on the northeast corner by 65th St.

TRACT 2 • 102.73 SURVEYED ACRES

- FSA figures should indicate 42.56 HEL cropland acres.
- 6.88 acres currently in CRP. The CRP payment is \$157.90 per acre expiring in 2030.
- 5.92 acres currently in CRP. The CRP payment is \$114.00 per acre expiring in 2024.
- Tillable and wooded acres.
- Productivity Index (PI): 94.6.
- Productive soil types include Seaton, Timula-Hickory, Orion, Seaton-Timula.
- This tract has a good combination of income producing crop land and timber with tremendous outdoor recreational potential as well as whitetail deer and wild turkey habitat.
- Access on the northeast corner by 65th St.

METHOD & TERMS

Both tracts have been surveyed. Tract 1 will sell first, for a lump sum, total dollar amount. Tract 2 will then sell by the acre, based on the surveyed acres. The tracts will NOT be offered together or in combination at the conclusion of the auction.

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

Immediately following the auction, the successful buyer(s) will be required to enter into a written Real Estate Sales Contract with the seller and pay ten percent (10%) of the bid price as a non-refundable down payment. The balance of the bid price will be due at the time of closing, on or before February 23rd, 2024.

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. Buyer to pay the 2024 and all subsequent taxes. Possession will be given at the time of closing. The land sells free and clear of 2024 farm tenancy.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.

**Additional Photos, Soil Maps
& Virtual Aerial Tour Online!**
www.meritauctions.com

PERSONAL PROPERTY - TIMED ONLINE BEGINNING @ 12:00 P.M.

LOAD-OUT DATE: FRIDAY, JANUARY 19, 2024 | 9:00 AM - 3:00 PM

NO SHIPPING AVAILABLE ON THIS AUCTION. IT WILL BE THE RESPONSIBILITY OF THE BUYER TO REMOVE ALL ITEMS.

DOZER & FARM ITEMS

- Cat D4 dozer, diesel engine, pony motor start, 9ft. hyd. blade, was last running 4-5 years ago
- King Cutter 6ft. 3pt rotary mower
- Ford 8ft. 3pt. disk
- John Deere 1600 9ft. pull type chisel plow
- 3pt. livestock carrier
- 2-section 12ft harrow with extra section
- Fimco 6ft. 3pt. blade
- Ferguson 3pt. dirt slip
- Kuker front end loader (not complete)
- 300 gal. overhead fuel tank and stand
- (2) 16.9-28 tractor tires

BOAT & CAMPER

- Sea Star T-573 14ft. fiberglass boat, complete with Force 50hp outboard motor (very low time), Minn Kota 12v trolling motor and trailer, engine SN 027513
- Ted Williams 7hp outboard motor
- Palomino slide-in pop-up camper with (4) camper jacks

STAIRLIFT

- Acorn Superglide 130 straight stairlift, 5yrs old

FURNITURE

- (4) maple side chairs
- (2) brown La-Z-Boy recliners
- Floral pattern sofa
- Oak glider-rocker
- Console stereo
- Art-Deco double bed & 5-drawer chest
- Mid-century china cabinet
- 4-drawer steel file cabinet
- (2) office chairs
- Other various small furniture

HOUSEHOLD ITEMS

- Kenmore chest type deep freeze
- (2) window ac units
- Various fans
- Airwaves exercise bike
- Various steel shelving
- (2) fold-up cots
- Countertop appliances and kitchen ware
- Rocket miniature upright vacuum
- Card tables & chairs

VINTAGE & ANTIQUE ITEMS

- Early 1900's western saddle
- Pony saddle
- Various old leather harness pieces
- Chrome legged Formica top kitchen table & (2) chairs
- Philco bakelite AM radio
- Other vintage radios
- Lafayette tube tester
- Radio & TV tubes
- Romaine Braude flute with case
- Vintage metal kitchen cabinets
- Many old books
- (2) school desks
- Vintage children's games
- Many vintage toys
- Antique and vintage dishes, linens and kitchen items
- Kent Feeds round outdoor thermometer
- Kent Feeds cutting board
- Old post cards
- Local advertising calendars, thermometers and similar items
- Various smaller crocks
- Milk can
- Wooden egg crate
- Westwood Cascade wooden water skis
- Vintage fishing items
- Hi-Tot Junior pool table w/ original box
- Vintage galvanized oil cans
- Schwinn lady's bike
- Huffy SunCountry 3sp. men's bike

LAWNMOWERS, GARAGE AND OUTDOOR ITEMS

- Cub Cadet RZT zero turn lawn mower, 50in. deck
- John Deere D160 lawn mower, hydro. transmission, 48in. deck, 470 hrs. (non-running)
- John Deere L120 lawn tractor for parts
- Wheel Horse 520H lawn tractor for parts
- John Deere 7P lawn cart
- Shop-built hyd. log splitter
- Magna Force portable air compressor (tank leaks)
- Lincoln 225 AC stick welder
- Drop cords
- Various hand tools and small garage items
- Many gardening tools
- Ear corn tunnels



Additional photos available online - www.meritauctions.com

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