

ROCK ISLAND COUNTY ILLINOIS

Land Auction

128.71± ACRES
3 TRACTS
(SUBJECT TO SURVEY)

THURSDAY,
JULY 11, 2024
@ 1:00 PM

*Virtual
Online*

**JEANETTE
ACKER MOSELEY
REVOCABLE TRUST**

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



"Specializing in Farm Real Estate & Ag Equipment"

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

Auction to be conducted as a
virtual, online auction.
Please call auction company for
assistance.
(833) 273-9300

ONLINE BIDDING
PROVIDED BY:



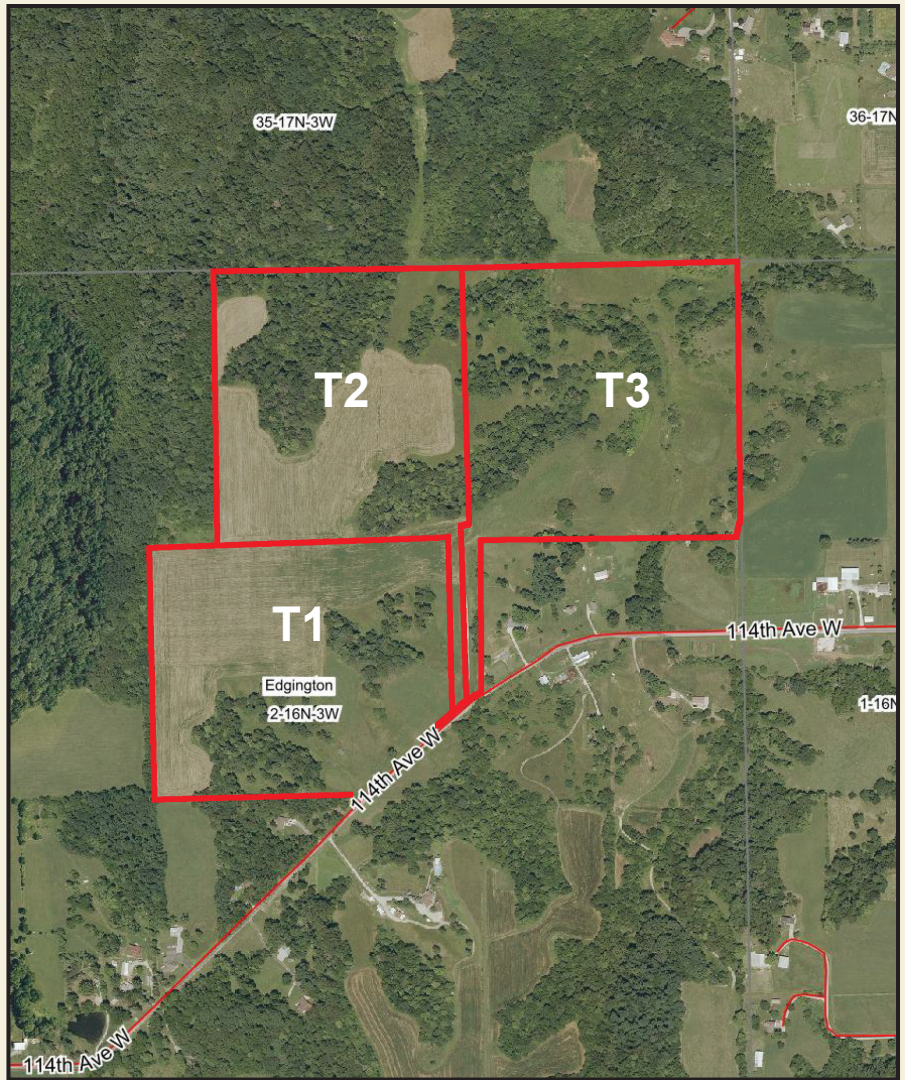
GENERAL INFORMATION

The Acker Moseley farm is located approximately 12 miles southwest of Rock Island, IL or 22 miles east-southeast of Muscatine, IA. and is further described as being located in Section 2, T16N - R3W, Edgington Township, Rock Island County, IL. Approximate address: 8801 114th Ave W - Taylor Ridge, IL (watch for directional signs on Turkey Hollow Rd).

Auctioneer's Note!

Cattlemen, crop producers, recreational land and homesite buyers, make plans to participate in this fantastic live virtual online land auction! The Moseley farm has a great combination of crop land, improved pasture, recreational areas and attractive home sites, all in a desirable location. It also has tremendous whitetail deer habitat and the potential for timber harvesting.

*Inspection by
appointment only!*



BIDDING INFORMATION & VIRTUAL AERIAL VIDEO AVAILABLE ONLINE!

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TRACT INFORMATION

TRACT 1 • 41.59 ACRES± (SUBJECT TO SURVEY)

- FSA figures should indicate 20.77 HEL cropland acres (Estimated)
- Productivity Index (PI): 119.6
- Productive soil types include: Fayette, Rozetta, Atterberry, Hickory, Hickory-Sylvan-Fayette
- All-weather road access is along the south by 114th Ave. W
- Cash rent or crop income
- Recreational areas
- Improved pasture
- Potential home sites
- Logging potential

TRACT 2 • 42.62 ACRES± (SUBJECT TO SURVEY)

- FSA figures should indicate 21.3 HEL cropland acres (Estimated)
- Productivity Index (PI): 111.9
- Productive soil types include: Rozetta, Fayette, Hickory, Stronghurst, Sylvan, Hickory-Sylvan-Fayette
- All-weather road access is along the south by 114th Ave. W
- Cash rent or crop income
- Recreational areas with whitetail deer habitat
- Improved pasture
- Secluded potential home sites
- Logging potential

TRACT 3 • 44.5 ACRES± (SUBJECT TO SURVEY)

- All-weather road access is along the south by 114th Ave. W
- Improved pasture
- Cash rent income from pasture
- Fancy Creek flows through this tract
- Recreational areas with outstanding whitetail deer habitat
- Secluded potential home sites with plenty of scenic views
- Potential pond or lake sites
- Logging potential

**PRODUCTIVE TILLABLE
CROPLAND!**

**IMPROVED PASTURE
LAND!**

**ATTRACTIVE HOME
BUILDING SITES!**



METHOD AND TERMS

Tracts 1-3 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 to purchase any or all 3 tracts for their high bid. If the high bidder does not elect to purchase 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 5:00 pm on Tuesday, August 13, 2024. The seller will provide a trustee deed, title insurance in the full amount of the purchase price and pay the 2023 real estate taxes, due and payable in 2024 and the first half of the 2024 real estate taxes due in 2025 (estimated as a credit at closing, based on the most current tax information). Buyer will be responsible for the last half of the taxes accruing in 2024 and all subsequent real estate taxes. The buyer will receive the last half of the 2024 lease payment from the existing tenant. Possession will be given at the time of closing, subject to existing tenant's rights for the 2024 crop and pasture season. It shall be the buyer's responsibility to terminate the lease with the current tenant.

All announcements made on sale day shall 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 express or implied warranties made by the seller or Merit Auctions pertaining to the real estate, which is being sold "AS IS".

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