

MERCER COUNTY, ILLINOIS LAND AUCTION

WEDNESDAY, SEPTEMBER 18 @ 1:00 PM CDT

189.46± Acres **3 TRACTS**
(SUBJECT TO SURVEY)



STEPHANIE L. MURPHY TRUST AND LEO F. MURPHY

REPRESENTING ATTORNEY: Eric J. Long | The Law Office of Eric J. Long
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AUCTION MANAGER:
DALE JONES
(309) 299-6400



"Specializing in Farm Real Estate & Ag Equipment"

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ONLINE BIDDING
PROVIDED BY:

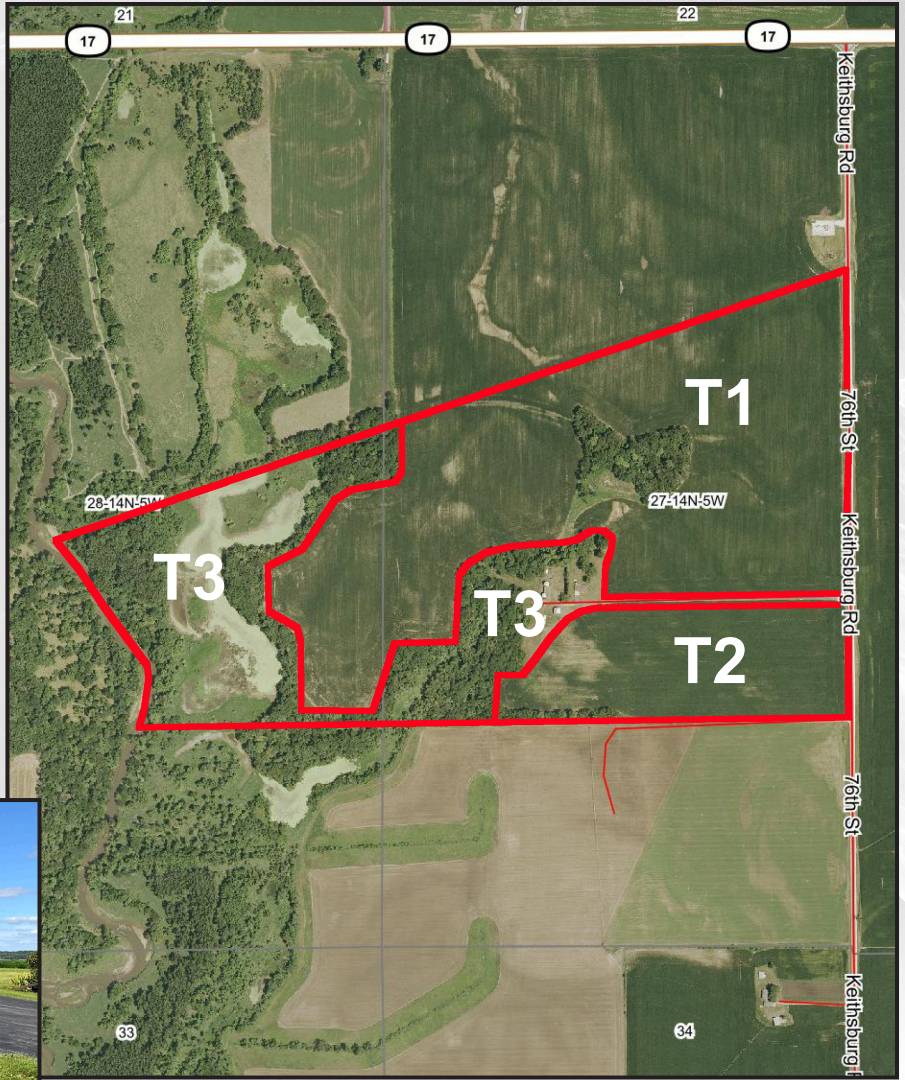
GENERAL INFORMATION

The Murphy Farm is located approximately 12 miles west of Aledo, IL or 22 miles south of Muscatine, IA in Sections 27 & 28, T14N•R5W, New Boston Township, Mercer County, IL. Physical address: 744 76th St - New Boston, IL (watch for directional signs on Illinois Highway 17).

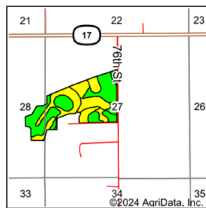
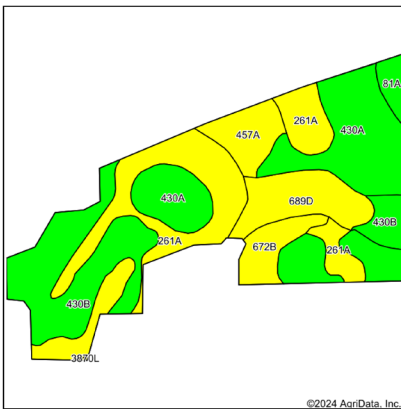
AUCTIONEER'S NOTE

Farmers, investors, sportsmen and country home buyers, make plans to participate in this virtual online Western Illinois land auction! The Murphy farm consists of productive tillable land, wooded areas and wetlands along the Edwards River. There is also a very nice three bedroom ranch home and a one bedroom home built in 2021 as well as grain storage and outbuildings.

FOR A PRIVATE SHOWING, CALL AUCTION MANAGER DALE JONES AT (309) 299-6400.



TRACT 1 - SOIL MAP



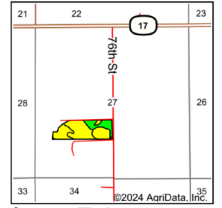
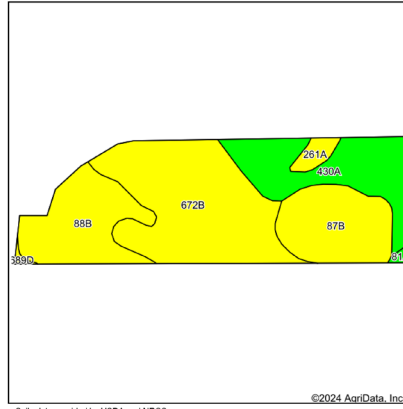
State: Illinois
 County: Mercer
 Location: 27-14N-5W
 Township: New Boston



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	% NCCPI Corn	% NCCPI Soybeans
430A	Raddie silt loam, 0 to 2 percent slopes	30.43	29.0%	4	189	59	138	95	85
261A	Niota silt loam, 0 to 2 percent slopes	27.91	26.6%	4	131	43	98	86	70
**430B	Raddie silt loam, 2 to 5 percent slopes	23.05	22.0%	3	**187	**58	**137	94	83
**688D	Coloma sand, 7 to 15 percent slopes	10.02	9.6%	2	**95	**30	**71	40	25
**457A	Booker silt clay, 0 to 2 percent slopes	6.10	5.8%	4	**115	**41	**88	42	32
**672B	Crescent loam, 2 to 5 percent slopes	5.19	5.0%	4	**156	**50	**116	84	73
81A	Littleton silt loam, 0 to 2 percent slopes	2.05	2.0%	4	194	61	142	90	88
Weighted Average					158.3	50.3	116.8	% 83.4	% 71.2

TRACT 2 - SOIL MAP



State: Illinois
 County: Mercer
 Location: 27-14N-5W
 Township: New Boston



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	% NCCPI Corn	% NCCPI Soybeans
**672B	Crescent loam, 2 to 5 percent slopes	11.26	39.3%	4	**156	**50	**116	84	73
430A	Raddie silt loam, 0 to 2 percent slopes	5.90	20.5%	4	189	59	138	95	85
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	5.55	19.3%	2	**116	**40	**89	55	29
**87B	Dickinson sandy loam, 2 to 5 percent slopes	5.13	17.9%	3	**141	**46	**102	71	47
261A	Niota silt loam, 0 to 2 percent slopes	0.64	2.2%	4	131	43	98	86	70
81A	Littleton silt loam, 0 to 2 percent slopes	0.15	0.5%	4	194	61	142	90	88
**688D	Coloma sand, 7 to 15 percent slopes	0.10	0.3%	2	**95	**30	**71	40	25
Weighted Average					151.8	49	112.4	% 78.3	% 62.2

TRACT INFORMATION

TRACT 1 • 105 ACRES±

(SUBJECT TO SURVEY)

- FSA figures should indicate 101.8 cropland acres
- Productivity Index (PI): 116.8
- Productive soil types include: Raddle, Niota, Coloma, Booker, Cresent, Littleton
- State highway access along the east by Keithsburg Rd. (76th St)
- Mostly tillable
- Small wooded area suitable for recreational purposes or potential home site
- Cash rent and yield info available upon request

TRACT 2 • 30 ACRES±

(SUBJECT TO SURVEY)

- FSA figures should indicate 29.32 cropland acres
- Productivity Index (PI): 112.4
- Productive soil types include: Cresent, Raddle, Sparta, Dickinson, Niota, Littleton, Coloma
- State highway access along the east by Keithsburg Rd. (76th St)
- Nearly 100% tillable
- Cash rent and yield info available upon request

TRACT 3 • 54.46 ACRES±

(SUBJECT TO SURVEY)

- Two very nice country homes
- Mercer County Schools
- Asphalt driveway
- Secluded location
- Wooded recreational land
- Whitetail deer habitat
- Wetlands, waterfowl habitat
- Edwards River frontage to the west
- Several outbuildings and grain storage
- Deep well services both homes
- Three Bedroom Home
- Built 1979, 1408 square feet (per Mercer County Assessor)
- Electrical entrance updated 2021
- Septic fields added 2016
- 1000 gal septic tank
- Roof: Approximately 2015
- Pressure tank, well switch and water softener 2013
- 1000 gal LP tank owned
- 200 amp service
- 2 ½ bath
- Built-in dishwasher
- 2-car attached garage
- Generac whole-house generator
- Wood-burning fireplace with gas starter
- Room Dimensions (approximate)

Kitchen:	11 X 13
Dining Room:	11 X 13
Living Room:	15 X 20
Master BR:	11 X 13
BR #2:	10 X 13
BR #3:	9 X 10
Family Room:	14 X 41 (basement)
- One Bedroom Slab-built Home
- Built 2021
- 728 square feet
- Electric hot water floor heat
- Electric water heater
- Electrical entrance 2021
- 200 amp service
- Room Dimensions (approximate)

Living Room:	11ft X 17ft
Kitchen:	11ft X 14ft
Bedroom:	9ft X 14ft
- Corn Crib/Storage Building: 32 X 32
- Detached Garage: 20 X 24
- Grain Bin #1: 6,500 bushel capacity (not used recently, no electrical service)
- Grain Bin #2: 10,000 bushel capacity (not used recently, no electrical service)
- Chicken Coop/Utility Building



METHOD & TERMS

Tracts 1 & 2 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 either or both tracts for their high bid. If the high bidder does not elect to purchase both tracts, then the remaining tract will be offered in the same manner. Tract 3 will then be sold for a lump-sum, total dollar amount.

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 Friday, October 18, 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 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 taxes accruing in 2024 and all subsequent real estate taxes. The seller will retain all the 2024 lease payment from the existing tenant. Possession will be given at the time of closing, subject to existing farm tenant's rights for the 2024 crop season and subject to the current residential tenant's rights.

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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