

VIRTUAL ONLINE - SCHUYLER COUNTY ILLINOIS LAND AUCTION

MONDAY, DECEMBER 9, 2024 @ 10:00 A.M.



120± OFFERED IN
1 TRACT
ACRES

Phyllis J. Peak Trust

REPRESENTING ATTORNEY: CHARLES A. BURTON LAW OFFICE
114 W. LAFAYETTE STREET | RUSHVILLE, IL 62681 | (217) 322-4303

Auction to be conducted as
a virtual, online auction.
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AUCTION REP:
JIM HUFF
(319) 931-9292

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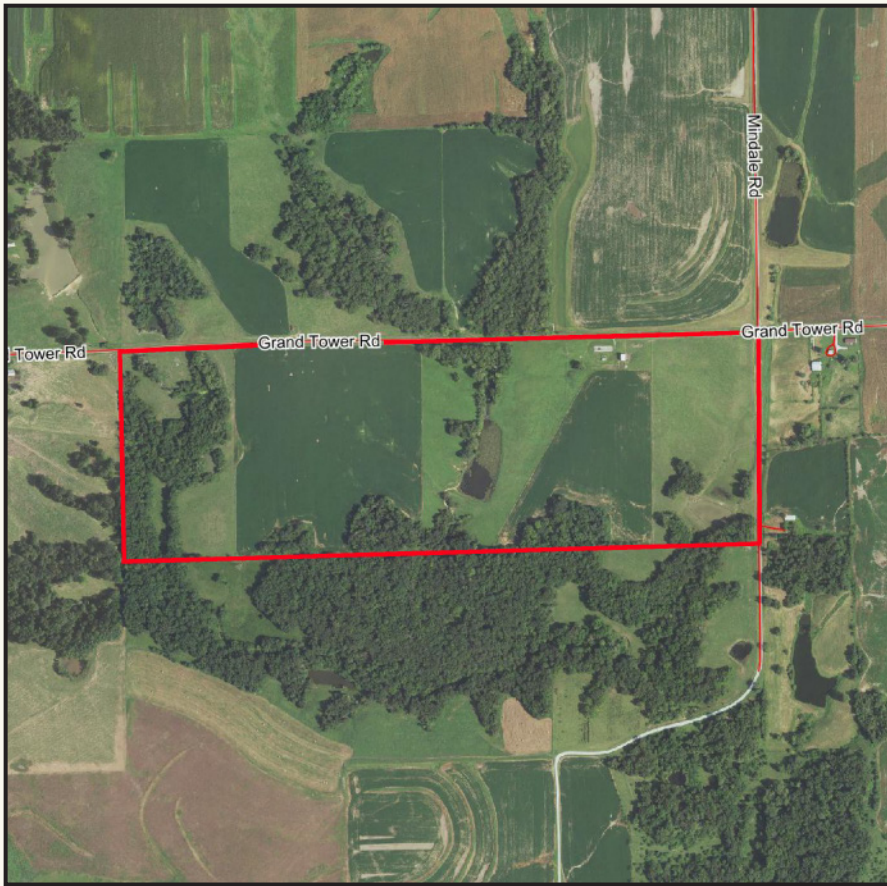
AUCTION REP:
JOEY CROY
(217) 617-0109

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LOCATION

The Phyllis J. Peak Trust farm is located in Sections 27 & 28, T2N•R4W, Huntville Township, Schuyler County, Illinois. The farm is located 28 miles northeast of Quincy IL or 10 miles northwest of Mt. Sterling IL.

From the small village of Camden, IL go south on Hwy. 99 to La Prairie Rd., turn right or west approximately 4 miles to Mindale Rd., then turn south and travel a short distance to the farm.

TRACT INFORMATION

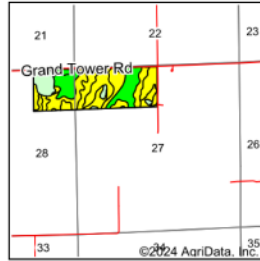
- FSA information indicates 78.67 acres of cropland, currently in row crop production and improved pastureland.
- Currently there are approximately 45 acres of row crop production with a 112.1 PI.
- Clarksdale, Rozetta, and Fishhook soils.
- The remainder of the farm is in wooded areas offering desirable hunting/recreational acreage.
- This tract is improved with 2 ponds and excellent interior & exterior fences.
- Access is on the west off of Mindale Rd. and on the north off of Grandtower Rd.

BIDDING INFORMATION & VIRTUAL AERIAL VIDEO AVAILABLE ONLINE!

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- ✓ PRODUCTIVE TILLABLE CROPLAND!
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Maps Provided By:

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The Peak farm will be sold in one individual tract on a price per acre basis based on taxable and the advertised acres.

Bidding is NOT contingent upon financing, an appraisal or inspection.



Soils data provided by USDA and NCRS										
Area Symbol: IL169, Soil Area Version: 17										
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Corn	*n NCCPI Soybeans	
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	30.19	25.3%		**119	**38		**87	59	3
**605D2	Ursa silt loam, 10 to 18 percent slopes, eroded	19.13	15.9%		**93	**32		**71	44	2
**279B	Rozetta silt loam, 2 to 5 percent slopes	15.90	13.2%		**161	**50		**118	87	7
**17B	Keomah silt loam, 2 to 5 percent slopes	12.53	10.4%		**158	**50		**117	78	6
**257B	Clarksdale silt loam, 2 to 5 percent slopes	12.43	10.3%		**171	**55		**125	89	7
**871G	Lenzburg silty clay loam, 20 to 60 percent slopes	11.11	9.2%		**60	**20		**45	15	
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	9.10	7.6%		**89	**30		**68	23	1
**549G	Marselles silt loam, 35 to 60 percent slopes	3.49	2.9%		**63	**21		**47	14	
W	Water	2.10	1.7%							
**3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	1.66	1.4%		**157	**50		**115	76	7
257A	Clarksdale silt loam, 0 to 2 percent slopes	1.33	1.1%		174	56		128	91	7
**7D3	Atlas silty clay loam, 10 to 18 percent slopes, severely eroded	0.62	0.5%		**79	**28		**61	54	3
**8cG	Hickory silt loam, cool mesic, 35 to 60 percent slopes	0.55	0.5%		**58	**20		**44	23	1
Weighted Average					119.1	38.4		88.1	*n 56.7	*n 41.

Immediately following the auction, the winning bidder(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. Said signing of the real estate sales contracts will be done via DocuSign or via email. The balance of the purchase price will be due at closing which will take place in approximately 30 days on or before January 9, 2025. Full possession will be given at the time of closing.

The seller will provide title insurance in the full amount of the purchase price. The 2024 real estate taxes will be paid by the seller. The 2025 & all subsequent years' real estate taxes will be the responsibility of the buyer(s). Farm sells free & clear for the 2025 row crop and grazing season. 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".



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Trust*

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