

Knox County, Illinois

**ABSOLUTE!
NO RESERVE!**

LAND & FARM EQUIPMENT AUCTIONS

**VIRTUAL &
TIMED ONLINE
AUCTIONS!**

WEDNESDAY, APRIL 16, 2025 - 10:00 AM CST

Inspection Date: **TUESDAY, APRIL 8 | 10:00 AM - 2:00 PM**

**96.27 TAXABLE
ACRES**

Selling in 1 Tract

**Timed Online Equipment Auction
Starting @ 11:00 AM**

**Physical Address:
1520 Coal Road | Victoria, IL 61485**



Illini Feeds

ONLINE BIDDING
PROVIDED BY: **proxibid.**

**REPRESENTING ATTORNEY: MARCUM A. SPEARS | SPEARS & SPEARS
201 W. BROADWAY | MONMOUTH, IL 61462 | (309) 734-5105**

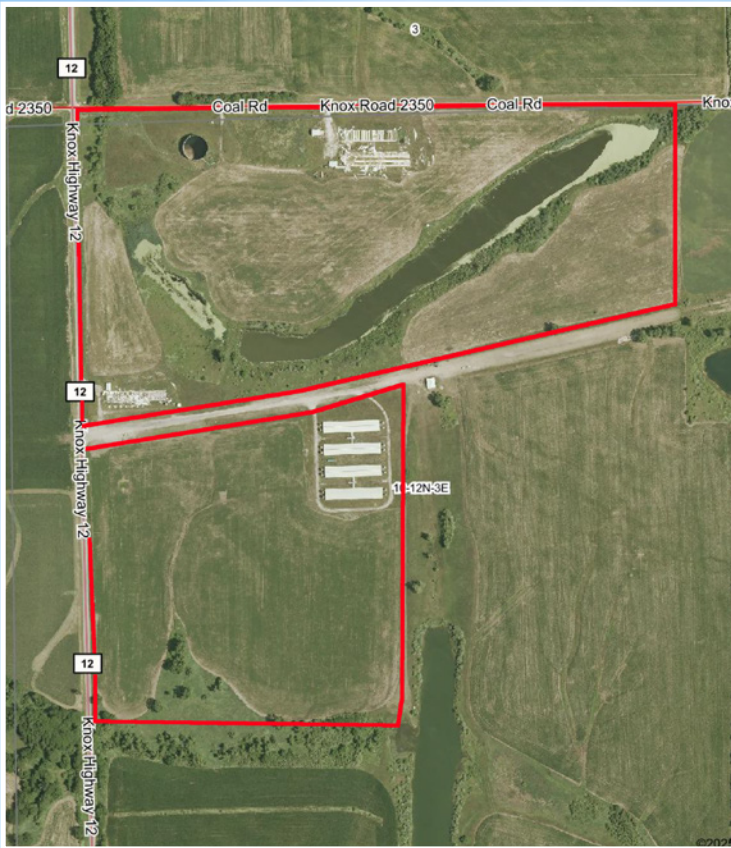


**AUCTION MANAGER:
DALE JONES
(309) 299-6400**

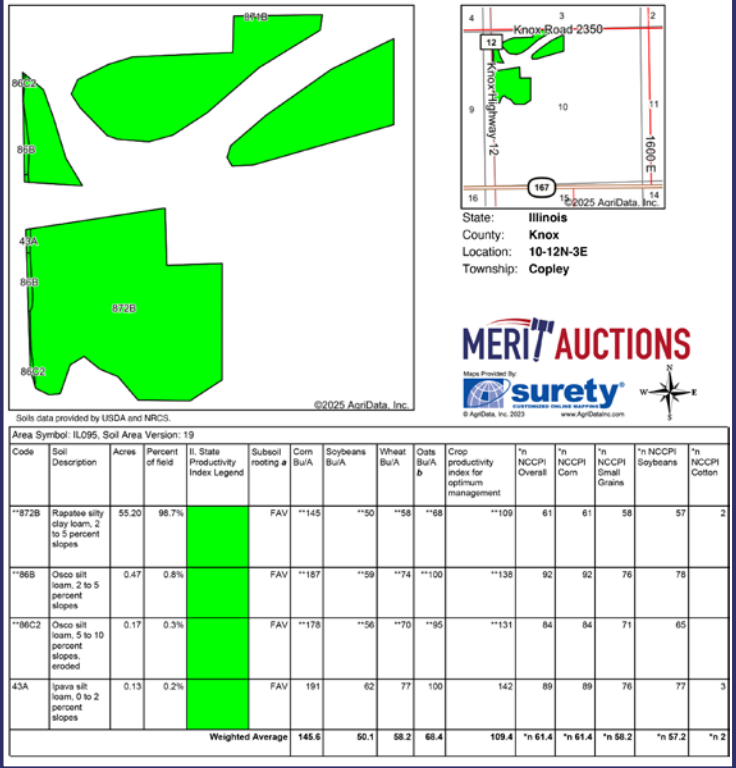
MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

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



Soil Map



LOCATION

The Illini Feeds land is located approximately 3 miles northwest of Victoria, IL or 15 miles northeast of Galesburg, IL and is further described as being located in Section 10, T12N-R3E, Copley Township, Knox County, IL. Detailed directions are 2-1/2 miles west of Victoria, IL on IL Hwy 167, then 3/4 mile north on County Hwy 12. To view the property, call auction manager Dale Jones at (309) 299-6400.

FARM INFORMATION

- 96.27 Taxable Acres
- FSA figures should indicate 55.97 tillable acres
- Crop Productivity Index (PI) is 109.4 on the tillable acres
- (4) 1200 head finishing buildings. Completely rebuilt from foundation up in 2019
- 1,500,000 gal. Slurrystore System services the finishing buildings
- 768 sq. ft. heated shop building & 600 sq. ft. office building
- Approximate 400 ft. deep well
- Many potential home sites
- Recreational possibilities
- Public road access along the north side from CR 2300N (Coal Rd.) and along the west side from County Hwy 12
- Lake and smaller pond total over 7 ac. of water



METHOD AND TERMS

The farm will be sold on a price per acre basis, based on taxable acres.

Immediately following the auction, the successful buyer 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 Friday, May 16, 2025. The seller will provide title insurance in the full amount of the purchase price and pay the 2024 real estate taxes, payable in 2025, which will be held in escrow by the seller's attorney. The buyer will be responsible for the 2025 and all subsequent real estate taxes. Possession will be given at the time of closing, subject to the rights of the current farm tenant. The buyer will receive 100% of the 2025 cash rent.

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

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".

TRACTORS

- John Deere 8420 MFWD tractor
- John Deere 6430 Premium MFWD tractor, loader ready – low time
- John Deere 6330 MFWD tractor, complete with John Deere 563 loader
- John Deere 6140D MFWD tractor, complete with John Deere 563 loader
- Deutz DX110 2wd tractor

MANURE APPLICATORS

- International Paystar 5000 tandem axle liquid manure truck with floaters and Balzer 3600 gal. vacuum tank
- Houle 7300 triple axle liquid manure tank with 10ft. Dietrich Series 70 5-knife injector minimum till toolbar
- Nuhn Magnum 5000 tandem axle liquid manure tank with 12ft. 5-knife injector toolbar
- 10ft. 7-knife manure toolbar
- (6) manure injection knives

HAY & FORAGE EQUIPMENT

- John Deere 630 MOCO 10ft. disc-mower conditioner
- John Deere 275 9ft. 3pt. disc mower
- John Deere 535 round baler
- John Deere HX15 15ft batwing mower – low time
- Land Pride 6ft. 3pt. rotary mower
- New Tech NT1260 feeder wagon with scales
- 2pt. bale forks

PICKUP & GATOR

- John Deere 4X2 gator
- GMC Canyon ext. cab pickup – not running, for parts

LIVESTOCK EQUIPMENT

- Schuld Bushnell 12-ton bulk bin
- Schuld Bushell 6-ton bulk bin
- Portable pig scale
- (125+) various stainless-steel nursery and finisher hog feeders to include Chore Time, Smedly and others
- Qty of various steel nursery gates
- Qty of mounting posts for stainless steel hog feeders
- (10) Hired Hand stainless steel heaters
- (9) other stainless steel hanging heaters
- (5) exterior wall-mounted furnaces
- (6) feed line drives
- (10) temperature controllers

FARM & SUPPORT EQUIPMENT

- Krause 9ft. pull type disk
- 500 gal. fuel tank with 110v pump
- 500 gal. fuel tank – no pump
- 250 gal. overhead fuel tank
- 82in. HD excavator bucket
- Hyd. thumb for excavator bucket
- Other items



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