

# VIRTUAL ONLINE – ALEDO, ILLINOIS ILLINOIS LAND AUCTION

**FRIDAY, OCTOBER 31, 2025 @ 12:00 P.M.**



**26± Deeded  
Acres**



**Physical Address:**  
1436 State Hwy 94 | Aledo, IL 61231

## **GARY SCHOMBURG ESTATE**

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

PO Box 208 | 2020 SE 3rd St. | Aledo, IL 61231-0208 | (309) 582-5327

*Inspection by appointment. Call  
Auction Representative, Dale Jones  
(309) 299-6400.*

*Broker showings and participation  
encouraged, call auction  
representative for details!*



**DALE JONES**



**(833) 273-9300 | Lic. #444.000611**

**[www.MeritAuctions.com](http://www.MeritAuctions.com)**

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





## LOCATION

Make plans to participate in the virtual live auction for this fantastic mini farm located just north of Aledo, IL! With a 3-bedroom ranch home and a small horse barn on 26± acres, this property has acres of possibilities. For a private showing, contact auctioneer Dale Jones today!

## TRACT INFORMATION

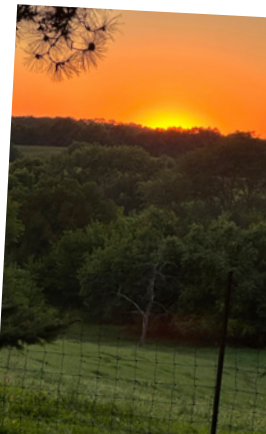
**26± DEEDED ACRES**

### PROPERTY DETAILS

- Three Bedroom Ranch Home with Open Floor Plan
- Mercer County Schools
- Asphalt driveway
- Private, park-like setting
- 30ft. X 40ft. horse barn with 2 box-stalls
- 10ft. X 16ft. open front utility shed
- Wooded recreational land and pasture
- Whitetail deer habitat
- Potential pond sites
- Deep well
- 1000 gal LP tank owned
- Full basement
- 100 amp electrical service
- 1 ¾ bath
- Built-in dishwasher
- Stove, refrigerator, washer & dryer included
- 2-car attached garage
- Wood-burning fireplace
- Carrier Weathermaker 8000 high efficiency gas forced-air furnace
- Gas 40gal. water heater – 2022
- Central air
- Large asparagus patch

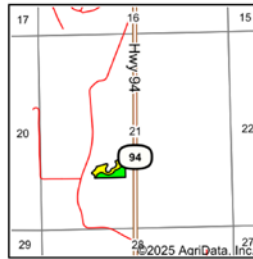
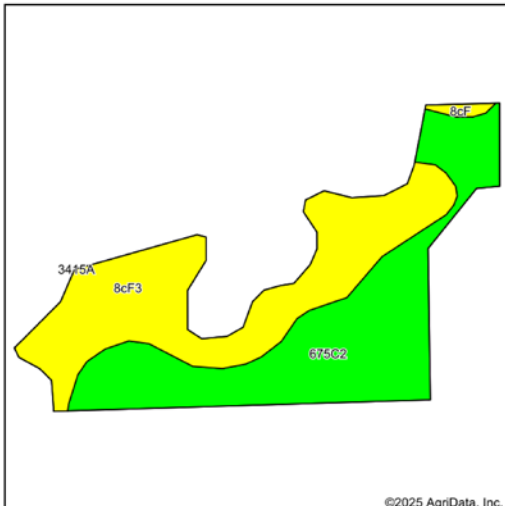
### ROOM & OTHER HOME DIMENSIONS

- Kitchen: 10 X 12, with breakfast bar
- Living / Dining Room: 19 X 25 (irregular shape)
- Master BR: 10 X 12 with ¾ master bath
- BR #2: 9 X 12
- BR #3: 9 X 11
- Unfinished basement: 23 X 51
- 2-car attached garage: 22 X 24
- Front patio: 9 X 30
- Rear patio: 12 X 24
- Deck: 12 X 14





## SOIL MAP



State: Illinois  
County: Mercer  
Location: 21-15N-3W  
Township: Perryton



Soils data provided by USDA and NRCS.

Area Symbol: IL131, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting #	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	4.02	51.4%		FAV	**171	**54	**65	**90	**125	83	83	71	71
**8cF3	Hickory clay loam, cool mesic, 18 to 35 percent slopes, severely eroded	3.72	47.6%		FAV	**71	**24	**29	**33	**54	17	17	14	8
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.08	1.0%		FAV	**89	**30	**36	**41	**68	24	23	20	13
Weighted Average						122.6	39.5	47.6	62.4	90.6	*n 51	*n 51	*n 43.4	*n 40.4

## METHOD & TERMS

The real estate will sell for a lump-sum, total dollar amount.

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 \$10,000 as a non-refundable down payment. The balance of the bid price will be due at the time of closing, on or before Friday, December 5th, 2025.

Seller will provide title insurance in the full amount of the purchase price. Seller will pay the 2024 real estate taxes. The 2025 real estate taxes will be prorated to the date of closing based on the most recent tax information and paid as a credit to the buyer. Buyer to pay the 2025 and all subsequent taxes. Seller will retain all of the cash rent. The pasture tenant will have all livestock and livestock equipment removed by closing. Full possession will be given at the time of closing.

The real estate sells as-is. Buyers are assumed to have conducted their own inspections and due-diligence prior to bidding on the real estate..

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".

**BIDDING INFORMATION & VIRTUAL AERIAL VIDEO AVAILABLE ONLINE!**

# www.MeritAuctions.com





► **VIRTUAL LIVE  
LAND AUCTION!**

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► **26 DEEDED  
ACRES • 1 TRACT**

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► **ALEDO,  
ILLINOIS  
LAND AUCTION**

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► **FRIDAY,  
OCTOBER 31, 2025  
@ 12:00 PM <sup>CDT</sup>**

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**GARY SCHOMBURG  
ESTATE**

**MERIT AUCTIONS**  
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Acres**



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