

VIRTUAL LIVE - MERCER COUNTY ILLINOIS LAND AUCTION

TUESDAY, NOVEMBER 25, 2025 @ 12:00 PM CST

160± ACRES | 2 TRACTS (SUBJECT TO SURVEY)



BILL LINDQUIST & ST. AMBROSE UNIVERSITY

REPRESENTING ATTORNEYS:

Karl Bredberg | Katz Nowinski, P.C. | PO Box 208 | 2020 SE 3rd St. | Aledo, IL 61231 | (309) 582-5327

Diane E. Puthoff | Lane & Waterman LLP | 220 North Main St. | Suite 600 | Davenport, IA 52801 | (563) 324-3246



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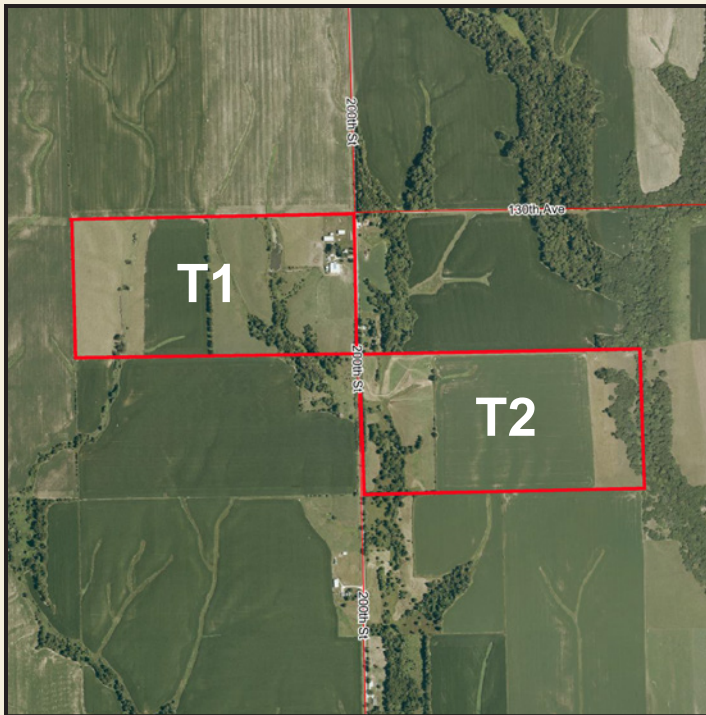
Auction to be conducted as a
virtual live auction.
Please call auction company for
assistance.
(833) 273-9300

ONLINE BIDDING
PROVIDED BY: **proxibid.**

AUCTIONEER'S NOTE

Cattlemen, grain producers, investors, and all who long for the country, make plans to participate in this fantastic virtual live land auction! The Lindquist farm has been in the same family for approximately 90 years and has been well cared for and managed.

These two tracts of farm land represent a wide variety, including productive, tillable land, improved pasture land, recreational areas, potential home sites as well as a nice set of farm improvements and a nice farm pond. The farm is fenced and cross-fenced for livestock.



VIRTUAL AERIAL VIDEO AVAILABLE ONLINE!
www.MeritAuctions.com



TRACT INFORMATION

TRACT 1 | 80± ACRES (Subject to Survey)

Physical Address: 1292 200th St. | Aledo, IL

- FSA figures should indicate 63.11 cropland acres – currently a combination of improved pasture and cropland
- Productivity Index (PI): 112 on tillable areas
- Productive soil types include Sylvan, Osco, Muscatune, Elco, Greenbush, Elco-Atlas, Atterberry, Marseilles-Hickory, Fayette, Rozetta
- Tract is cropland, improved pasture, fenced and cross fenced for livestock and is improved with a large, older 2 story farm home, 2 very nice pole buildings, an older 2-story barn, many older farm buildings, fenced and cross-fenced cattle lots.
- Nice farm pond (approx. .85ac) and attractive building sites
- 6000 bu. grain bin
- Kohler whole-house generator – June 2014
- 500 gal LP tank is owned
- Newer LP gas forced-air furnace (Willems New Windsor)
- Deep well – Pressure tank and well December 2019
- Home details: (Dimensions are approximate)

MAIN FLOOR:

Kitchen: 13X15

Dining Room: 13X13

Living Room: 13X14 (bow window)

Bedroom 1: 10X12

Main floor full bath

Back entrance: 7X10

UPSTAIRS:

Bedroom 2: 13X13

Bedroom 3: 7X10

Bedroom 4: 13X13

Bedroom 5: 13 X14

100 amp service

Electric water heater March 2020

Appliances stay

- Seal-coat road access along the east by 200th St.



TRACT 2 | 80± ACRES (Subject to Survey)

- FSA figures should indicate 51.61 cropland acres
- Productivity Index (PI): 137 on currently tilled acres – Class A!
- Productivity Index (PI) on all FSA acres: 132.8
- Productive soil types include Muscatune, Osco, Greenbush, Hickory, Marseilles
- The remaining acres represent waterways, improved pasture, draws, wooded draws, whitetail deer habitat and potential building sites
- Gravel road access along the west by 200th St.

METHOD & TERMS

Tracts 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 either or both tracts for their high bid. If the high bidder does not elect both tracts, then the remaining tract will be offered in the same manner.

The tracts will NOT be offered in their entirety at the conclusion of the auction.

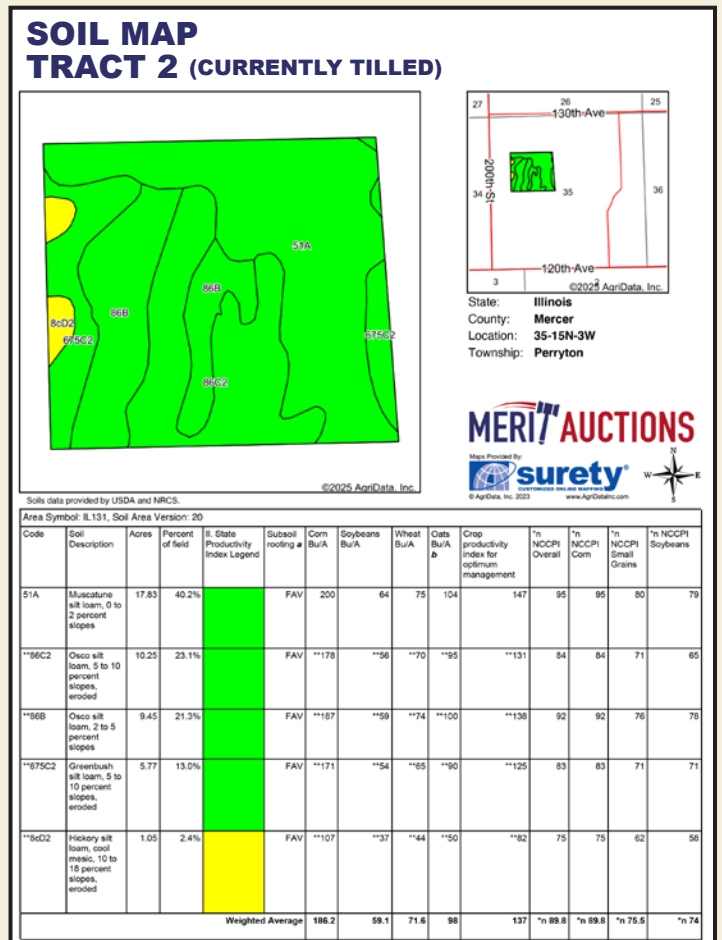
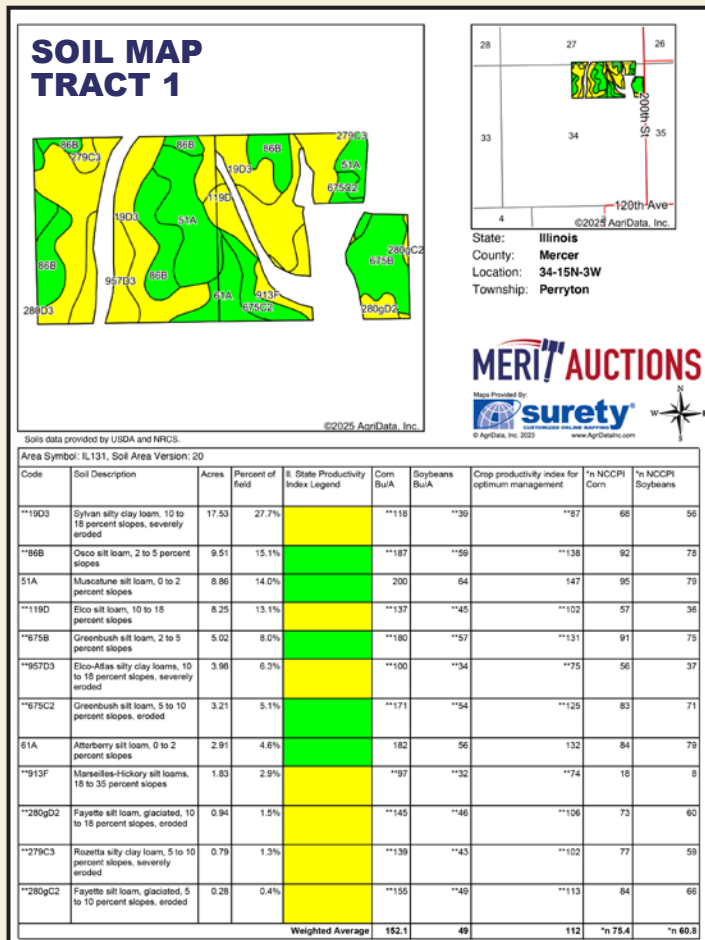
Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.

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 Monday, December 29th, 2025. The seller will provide title insurance in the full amount of the purchase price. The seller has paid the 2024 real estate taxes due and payable in 2025 and will pay the 2025 real estate taxes, due and payable in 2026 as a credit to the buyer at closing based on the most recent tax information. Buyer will be responsible for the 2025 and all subsequent RE taxes. Possession will be given at the time of closing. The farm sells free and clear of farm tenancy for 2026! Bill Lindquist will have tenancy rights to the farm home for up to one year, with the new owner receiving monthly rent. Contact auction representative for details.

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".



**TO VIEW THE HOME AND/OR PROPERTY,
PLEASE CALL AUCTION REPRESENTATIVE
DALE JONES (309) 299-6400**



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