

VIRTUAL ONLINE - ADAMS COUNTY ILLINOIS LAND AUCTION

TUESDAY, APRIL 21, 2026 @ 1:00 P.M.



OPEN HOUSE! THURSDAY, APRIL 9 | 1:00 PM - 4:00 PM
ADDRESS: 2703 N. 1720 PLACE | CLAYTON, IL 62324

36.28
SURVEYED
ACRES
1 Tract



EDWIN & ROSETTA BEACHY

REPRESENTING ATTORNEY: JOHN B. LEONARD
132 E. MAIN STREET | MT. STERLING, IL 62353 | (217) 773-3814

TITLE WORK: ADAMS CO. ABSTRACT & TITLE CO.
231 N. 6TH STREET | QUINCY, IL 62301 | (217) 222-2090



AUCTION REPRESENTATIVE:
JOEY CROY
(217) 617-0109
IL RE BROKER LIC. #475211393

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

MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

P O Box 509 | 6135 Reve Court
Ft. Madison, IA 52627
(833) 273-9300 | www.MeritAuctions.com



LOCATION

The Beachy farm is located in Section 4, T1S•R5W, Concord Township, Adams County, IL. (4 miles SE of Camp Point, IL or 12 miles W of Mt. Sterling, IL). From Camp Point, IL, go east 2.5 miles on US Hwy. 24 to E 2600th Street, turn right or south and proceed 1 mile to CR 1800th N., turn left or east and go 1/2 mile to E 2650th Street, turn right or south and go 3/4 mile to N 1720th Place, turn left or east 1/2 mile to farm.

TRACT INFORMATION

TRACT –

- 36.28 surveyed acres
- Home & hog building
- 30± acres of pasture
- Outbuildings



HOME –

- Approx. 5,300 sq. ft.
- 8 bedrooms 6 bathrooms
- 1 car attached garage
- 28' x 24' covered deck
- Central air & gas heat

HOG BUILDING –

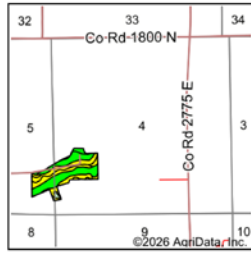
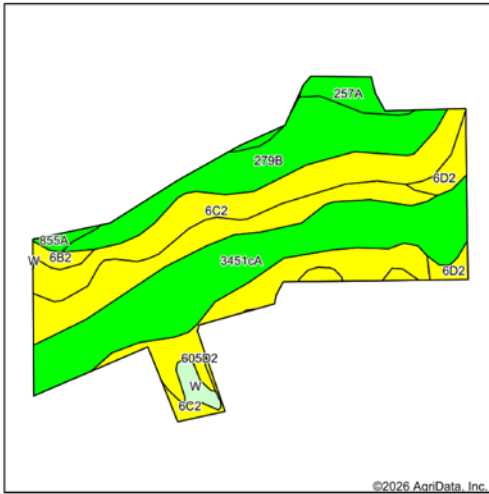
- 2,400 head finishing building
- (4) 24-ton feed bins
- L.B. White gas heaters
- 18,000gal LP tank
- Taylor Power Systems generator w/Perkins engine
- New roof fall of 2021

BIDDING INFORMATION & VIRTUAL AERIAL VIDEO AVAILABLE ONLINE!

www.MeritAuctions.com



SOIL MAP



State: Illinois
 County: Adams
 Location: 4-1S-5W
 Township: Concord



Soils data provided by USDA and NRCS.

Area Symbol: IL001, Soil Area Version: 24

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
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	11.28	30.1%		**171	**55	**126	85	81
**605D2	Ursa silt loam, 10 to 18 percent slopes, eroded	8.91	23.7%		**93	**32	**71	44	23
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	6.97	18.6%		**119	**38	**87	59	36
**279B	Rozetta silt loam, 2 to 5 percent slopes	6.74	17.9%		**161	**50	**118	87	78
**6D2	Fishhook silt loam, 10 to 18 percent slopes, eroded	1.14	3.0%		**108	**34	**80	53	26
257A	Clarksdale silt loam, 0 to 2 percent slopes	1.06	2.8%		174	56	128	91	74
W	Water	0.56	1.5%						
855A	Timewell and Ipava soils, 0 to 2 percent slopes	0.49	1.3%		188	61	140	97	79
**6B2	Fishhook silt loam, 2 to 5 percent slopes, eroded	0.42	1.1%		**123	**39	**90	68	39
Weighted Average					136.4	44	100.8	ⁿ 68.7	ⁿ 54.8

METHOD AND TERMS

The Beachy farm will be sold in one lump sum total dollar amount.

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 Thursday, May 21st, 2026. The seller will provide title insurance in the full amount of the purchase price. The seller will pay the 2025 real estate taxes due and payable in 2026 as a credit to the buyer at closing. The 2026 taxes will be prorated to the date of closing. Possession will be given at the time of closing. The seller will reserve possession of the home for up to 60 days after closing. The farm sells free and clear of farm tenancy for 2026! 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."

Open House!

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