MERCER COUNTY, ILLINOIS
LAND AUCTION

TUESDAY, NOVEMBER 24, 2026 @ 10:00 AM

237.98 *Surveyed Acres*

OFFERED IN 3 TRACTS

- Highly Productive Tillable Cropland!
- Improved Pastureland!
- Recreational Areas!
- Attractive Home Sites!
- Older Farm Home & Improvements!



BILL LINDQUIST
HILDE LINDQUIST-HOLAN



AUCTION REP:
DALE JONES
(309) 299-6400

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

REPRESENTING ATTORNEY:
Karl Bredberg | Katz Nowinski, P.C.
PO Box 208 | 2020 SE 3rd St.
Aledo, IL 61231-0208
(309) 582-5327

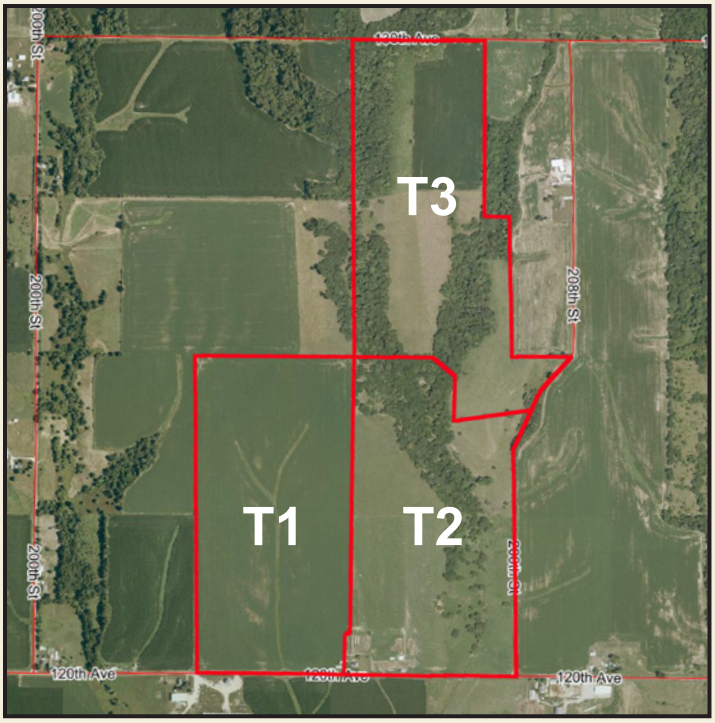
MERIT AUCTIONS LIVE
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ONLINE BIDDING PROVIDED BY: proxibid

AUCTIONEER'S NOTE

Cattleman, 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 many decades and has been well cared for and managed.

This is a great offering of all classes of farm land, including productive, high percentage tillable land, improved pasture land, recreational areas, attractive home sites and an older farm home with other improvements. Most of the farm is fenced and cross-fenced for livestock. This is a very nice, diverse offering of land in Mercer County!



VIRTUAL AERIAL VIDEO AVAILABLE ONLINE!

www.MeritAuctions.com













TRACT INFORMATION

TRACT 1 | 81.19 Surveyed Acres

- FSA figures should indicate 80.07 cropland acres
- Productivity Index (PI): 120.6 on tillable acres
- Productive soil types include Osco, Muscatune, Elco-Atlas, Greenbush, Fayette, Marseilles
- This tract is improved with a 8,000-bu. grain bin, electrical service, and an open-front 26x52 pole building
- Seal-coat road access along the south by 120th Ave.

TRACT 2 | 75.27 Surveyed Acres

- FSA figures should indicate 31.82 cropland acres
- Productivity Index (PI): 121.1 on tillable acres
- Productive soil types include Fayette, Greenbush, Muscatune, Marseilles
- The remaining acres represent improved pasture, draws, wooded draws, recreational areas, whitetail deer habitat, and potential building sites
- Tract is improved with an older, 2-story farm home, other outbuildings and a deep well
- Newer LP gas forced-air furnace
- Rented 500 gal. LP tank
- Roof and vinyl siding 2005
- Seal-coat road access along the south by 120th Ave., and gravel road access along the east by 208th St.
- HOME DETAILS: (Dimensions are assumed to be accurate, but not guaranteed)

MAIN FLOOR:	UPSTAIRS:
Kitchen: (L shaped w/ laundry area)	Bedroom 1: (L shaped)
10x16	8x15
10x5	3x8
Dining Room: 13x15	Bedroom 2: 11x14
Open staircase	Bedroom 3: 11x12
Living Room: 14x15	Bedroom 4: 8x12
Den/Office: 8x12	Full bath

TRACT 3 | 81.52 Surveyed Acres

- FSA figures should indicate 45.95 cropland acres
- Productivity Index (PI): 112.1 on tillable acres
- Productive soil types include Fayette, Stronghurst, Hickory, Marseilles, Greenbush
- The remaining acres represent improved pasture, draws, wooded draws, recreational areas, whitetail deer habitat and potential building sites
- Gravel road access along the north by 130th Ave and along the east by 208th St.

METHOD & TERMS

All three 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 any or all three tracts for their high bid. If the high bidder does not elect all tracts, then the remaining tract(s) will be offered in the same manner, until all tracts have been chosen.

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.

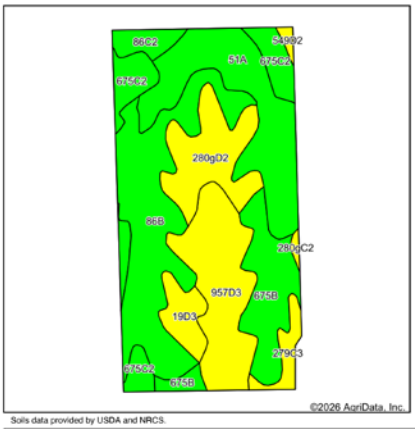
Immediately following the auction, the successful buyer(s) will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. Signing of said real estate sales contract shall be completed via email, DocuSign or in person. The balance of the purchase price will be due at closing which will take place on or before Thursday, January 7, 2027. The seller will provide title insurance in the full amount of the purchase price. The seller will pay the 2026 real estate taxes, due and payable in 2027 as a credit to the buyer at closing based on the most recent tax information. Buyer will be responsible for the 2026 and all subsequent RE taxes. Possession will be given at the time of closing, subject to tenant's rights through February 28, 2027. The tenant has the right to use and have access to the grain bin on Tract 1 until July 1, 2027. The farm sells free and clear of farm tenancy for 2027!

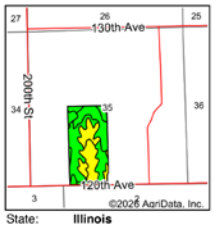
The buyer of Tract 2 will be required, at buyer's expense, to disconnect electricity for the farm buildings and livestock waterers on Tract 2 from the Tract 1 electrical service and reconnect said electricity to the Tract 2 electrical service.

The following items are owned by the tenant and will be removed by the tenant prior to closing: all portable buildings, cattle equipment to include gates, cattle chutes and similar equipment and the continuous fence panels.

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."

SOIL MAP – TRACT 1





State: **Illinois**
County: **Mercer**
Location: **35-15N-3W**
Township: **Perryton**

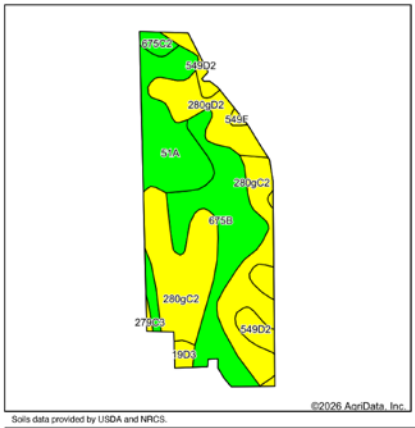
Soils data provided by USDA and NRCS.

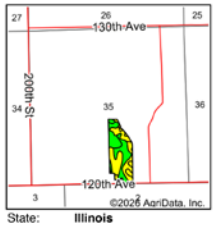
Area Symbol: IL131, Soil Area Version: 21

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
**86B	Osco silt loam, 2 to 5 percent slopes	19.23	24.0%		**187	**59	**138	92	78
51A	Muscatune silt loam, 0 to 2 percent slopes	14.85	18.6%		200	64	147	95	79
**957D3	Elco-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	12.82	16.1%		**99	**33	**74	56	37
**675B	Greenbush silt loam, 2 to 5 percent slopes	9.21	11.6%		**180	**57	**131	91	75
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	8.81	11.1%		**145	**46	**106	73	60
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	7.02	8.8%		**171	**54	**125	83	71
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	3.10	3.9%		**118	**38	**87	68	56
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	2.00	2.5%		**178	**56	**131	84	65
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	1.96	2.5%		**140	**43	**102	77	59
**549D2	Marseilles silt loam, 10 to 18 percent slopes, eroded	0.40	0.5%		**118	**39	**88	46	32
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	0.28	0.4%		**155	**49	**113	84	66
				Weighted Average	163.9	52.2	120.5	*n 82	*n 66.7

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

SOIL MAP – TRACT 2





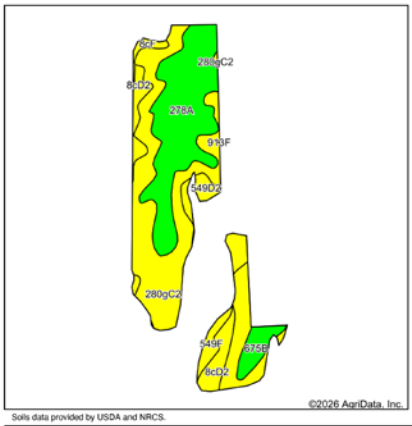
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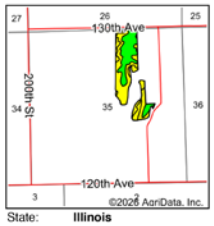
Soils data provided by USDA and NRCS.

Area Symbol: IL131, Soil Area Version: 21

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
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	10.89	34.1%		**155	**49	**113	84	66
**675B	Greenbush silt loam, 2 to 5 percent slopes	8.87	27.9%		**180	**57	**131	91	75
51A	Muscatune silt loam, 0 to 2 percent slopes	5.48	17.2%		200	64	147	95	79
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	3.21	10.1%		**145	**46	**106	73	60
**549D2	Marseilles silt loam, 10 to 18 percent slopes, eroded	2.12	6.7%		**118	**39	**88	46	32
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	0.56	1.8%		**171	**54	**125	83	71
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	0.43	1.4%		**118	**38	**87	68	56
**549F	Marseilles silt loam, 18 to 35 percent slopes	0.15	0.5%		**99	**32	**74	14	8
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	0.11	0.3%		**140	**43	**102	77	59
				Weighted Average	165.7	52.7	121.1	*n 83.6	*n 67.5

SOIL MAP – TRACT 3





State: **Illinois**
County: **Mercer**
Location: **35-15N-3W**
Township: **Perryton**

Soils data provided by USDA and NRCS.

Area Symbol: IL131, Soil Area Version: 21

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
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	20.49	44.7%		**155	**49	**113	84	66
278A	Stronghurst silt loam, 0 to 2 percent slopes	15.55	33.8%		171	54	125	92	76
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	3.58	7.8%		**107	**36	**82	75	58
**549F	Marseilles silt loam, 18 to 35 percent slopes	2.40	5.2%		**99	**32	**74	14	8
**675B	Greenbush silt loam, 2 to 5 percent slopes	2.03	4.4%		**180	**57	**131	91	75
**549D2	Marseilles silt loam, 10 to 18 percent slopes, eroded	1.33	2.9%		**118	**39	**88	46	32
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.57	1.2%		**89	**30	**68	23	13
				Weighted Average	153	48.6	112.1	*n 80.8	*n 64.5

- VIRTUAL LIVE LAND AUCTION!
- 237.98 ACRES 3 TRACTS
- MERCER COUNTY, ILLINOIS LAND AUCTION
- TUESDAY, NOVEMBER 24, 2026 @ 10:00 AM CT

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FT. MADISON, IA 52627

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