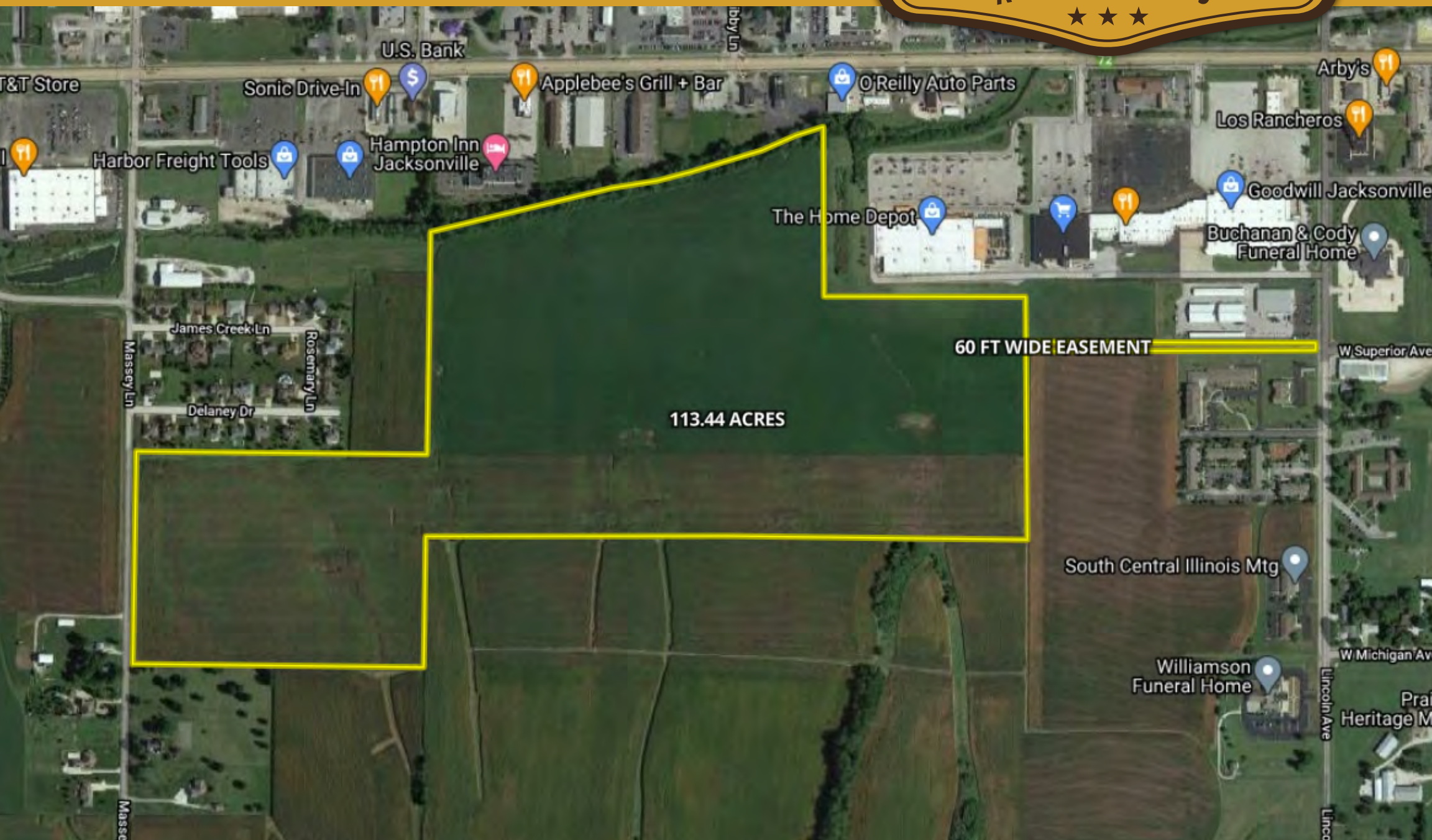


# LAND AUCTION



## 113.44 AC± | 1 TRACT MORGAN CO, IL

### AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 2/09/21 | **AUCTION TIME:** 11:00 AM

**AUCTION LOCATION:** AMERICAN LEGION  
903 W SUPERIOR AVE, JACKSONVILLE, IL

**OPEN INSPECTION:** CALL AGENT FOR A VIEWING

With low-interest rates, rising grain prices, and market demand for highly productive tillable ground, the Freeman Farm offered at auction is a generational opportunity. This tract is 113.443 taxable acres with a PI of 138.4. FSA records indicate 109.34 acres of tillable ground, making this an outstanding income producing piece. The farm has been well maintained, has tile improvements, and offers great access from both the West and East side of the property.

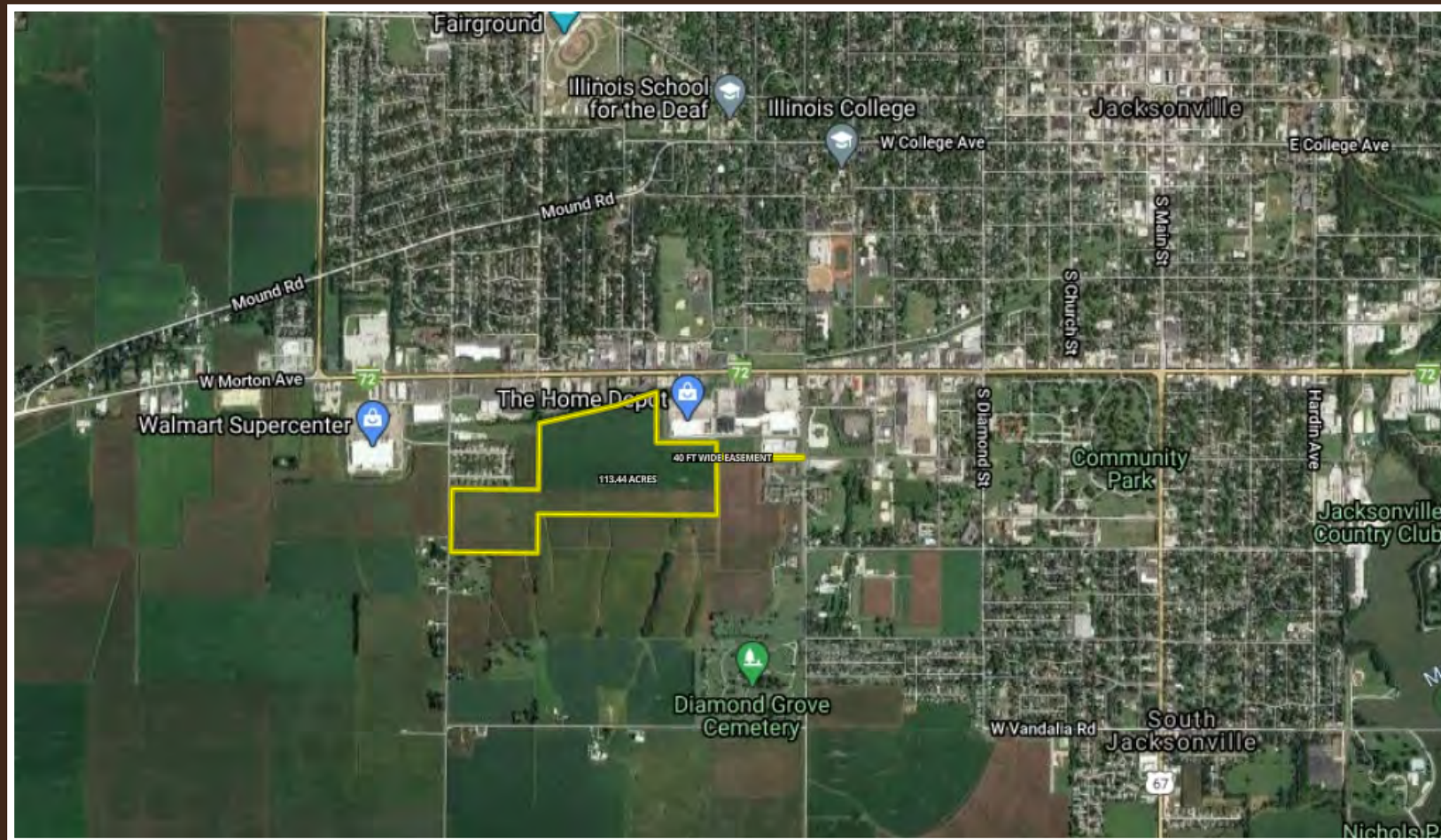
**RANCH & FARM AUCTIONS, LLC**

JOE CEBUHAR, AGENT: 309.333.5133 | [Joe.Cebuhar@whitetailproperties.com](mailto:Joe.Cebuhar@whitetailproperties.com)

## RANCHANDFARMAUCTIONS.COM

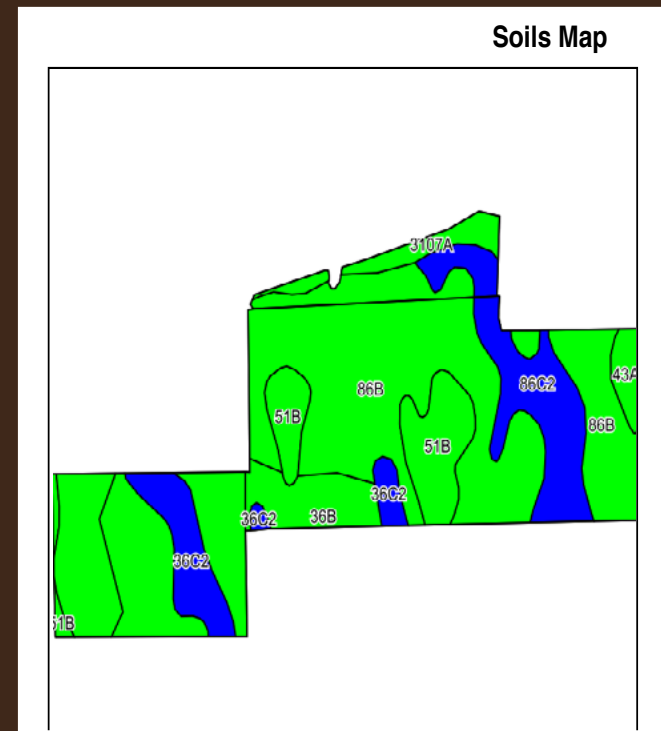


# LANDAUCTION | 2/09/21 | 11:00 AM

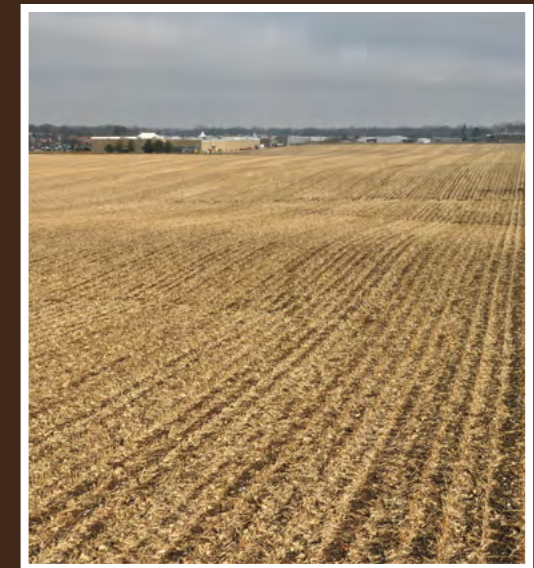


**TRACT 1: 113.44 +/- ACRES.** With low-interest rates, rising grain prices, and strong market demand for highly productive tillable ground, the Freeman Farm offered at auction is a generational opportunity. This prime tract is 113.443 taxable acres with a PI of 138.4. FSA records indicate 109.34 acres of tillable ground, making this an outstanding income producing piece. The farm has been well maintained, includes tile improvements, and offers excellent access from both the West and East side of the property. The West access is road frontage on Massey Lane, and from the East, is a convenient easement coming in from Lincoln Avenue. This farm is only minutes from Morton Avenue and Highway 67 in Jacksonville, IL and is a short drive to a large grain elevator. Soils consist of Osco, Tama, and Muscatune Silt Loam.

- 113.443 acres
- FSA indicates 109.34 tillable acres
- Highly productive with 138.4 PI
- Great access from two sides
- Prime location in Jacksonville, IL
- Located near large grain elevator
- Osco, Tama, & Muscatune Silt Loam soils



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Foundation Limits	Soil Drainage	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	53.96	49.4%	Green	> 6.5ft.	somewhat limited	Well drained	FAV	**189	**59	**74	**140
**36B	Tama silt loam, 2 to 5 percent slopes	19.25	17.6%	Blue	> 6.5ft.	somewhat limited	Well drained	FAV	**185	**59	**72	**138
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	12.61	11.5%	Blue	> 6.5ft.	somewhat limited	Well drained	FAV	**178	**56	**70	**131
**51B	Muscatune silt loam, 2 to 5 percent slopes	10.20	9.3%	Green	> 6.5ft.	very limited	Somewhat poorly drained	FAV	**196	**63	**74	**146
**36C2	Tama silt loam, 5 to 10 percent slopes, eroded	7.52	6.9%	Blue	> 6.5ft.	somewhat limited	Well drained	FAV	**174	**56	**68	**129
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	4.03	3.7%	Green	> 6.5ft.	very limited	Poorly drained	FAV	189	60	71	139
43A	Ipava silt loam, 0 to 2 percent slopes	1.77	1.6%	Green	> 6.5ft.	very limited	Somewhat poorly drained	FAV	191	62	77	142
<b>Weighted Average</b>									<b>186.9</b>	<b>58.9</b>	<b>72.7</b>	<b>138.4</b>



## RANCHANDFARMAUCTIONS.COM

The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at ranchandfarmauctions.com

- Bidders may participate in the auction on site or online at Proxibid.com
- Onsite bidders should bring government issued ID
- 10% down payment immediately after auction - cash, personal or business checks accepted
- If winning bid is online, you will be immediately contacted to make arrangements for the 10% down payment and a purchase contract will be sent via DocuSign
- High bidder has 30 days to close unless otherwise noted
- Announcements on auction day will take precedence over any prior announcements
- This is a no contingency sale and is not subject to financing or additional inspections
- Possession at closing and property sells free and clear of tenancy for 2021 crop year
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment

FOR MORE PHOTOS, VIDEOS, MAPS AND DOCUMENTS AT: [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)