

MERCER CO, IL 168 +/- ACRES

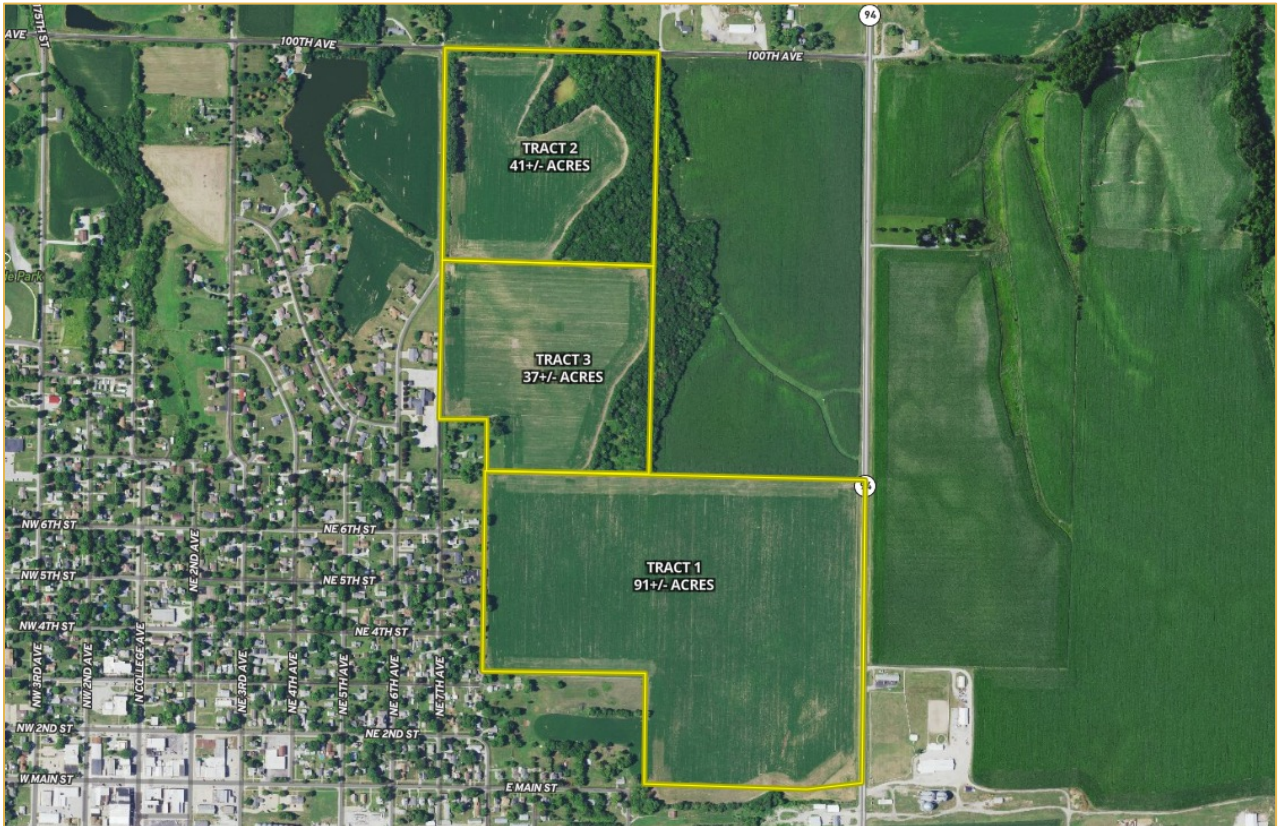
INTRODUCTION

AUCTION DETAILS

- **DATE/TIME:** 1/12/22 AT 6:00 PM
- **AUCTION TYPE:** LIVE AND ONLINE
- **AUCTION LOCATION:** MERCER CO VFW
106 SW 3RD ST
ALEDO, IL 61231

PROPERTY DETAILS

- **TOTAL ACRES:** 168+/- ACRES OFFERED IN 3 TRACTS
- **TRACT 1:** 91+/- ACRES CLASS A TILLABLE
- **TRACT 2:** 41+/- ACRES TILLABLE/TIMBER
- **TRACT 3:** 37+/- ACRES TILLABLE
- **SELLER:** ALICE JOAN LAWSON ESTATE



ENTIRE FARM DESCRIPTION

For the first time in over a century, Dunrovin/Lawson Farms will be offered to the public in 3 tracts. Here is your opportunity to invest in a highly productive Mercer County farm or add to your existing row crop operation. The farm is situated in section 16 of Mercer Township, on the northeast corner of Aledo, IL. The farm is accessible from the East by Highway 94, and from the West by NE 7th Ave. The farm has approximately 141.7 acres of desirable, fertile soils with an average productivity index (PI) of 134.6 with predominant soils including Muscatune, Osco, and Greenbush silt loams. The farm has been well cared for and maintained and can produce high yields every growing season. The remainder of the farm has some woods and an older pond and would make a desirable building location for your new home or development and hunting opportunity.



RANCH & FARM AUCTIONS LLC

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TRACT 1 DESCRIPTION

This 91+/- acre tract is nearly all tillable with approximately 87.4 high-quality acres currently in row crop production. This tract has a productivity index (PI) of 138.19 with predominant soils consisting of Muscatune, Osco, Greenbush and Fayette silt loams. This tract is easily accessible from Highway 94 and would make a great investment or to add to a current owner/operator portfolio.

TRACT 2 DESCRIPTION

This 41+/- acre tract will be desirable to a current farm operator, investor, or developer. This tract has a good balance of income-producing farmland and mixed timber. This tract is made up of approximately 22.8 tillable acres currently in row crop production with an average productivity index (PI) of 117.24. The remainder of the property is wooded with an older pond and would make an excellent location to hunt. This tract has excellent building sites and is currently accessed from NE 7th Ave and has 100th Ave frontage as well.

TRACT 3 DESCRIPTION

This 37+/- acre tract is mostly income-producing with approximately 30.9 acres currently in row crop production with an average productivity index (PI) of 137.98! Primary soils on the tillable acreage consist of Muscatune, Greenbush and Osco silt loams. The balance of this tract is wooded and could host opportunities for hunting. This tract is accessed by NE 7th Avenue.



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TRACT 1 INFO

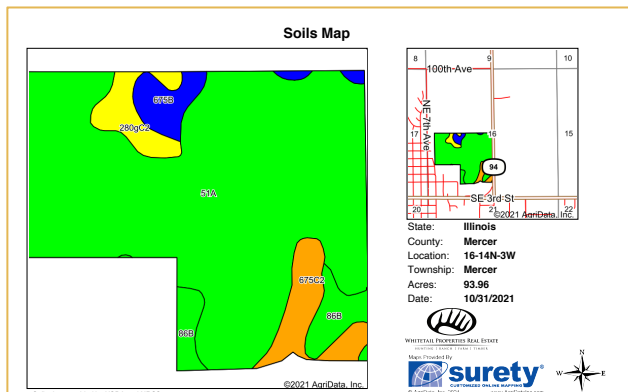
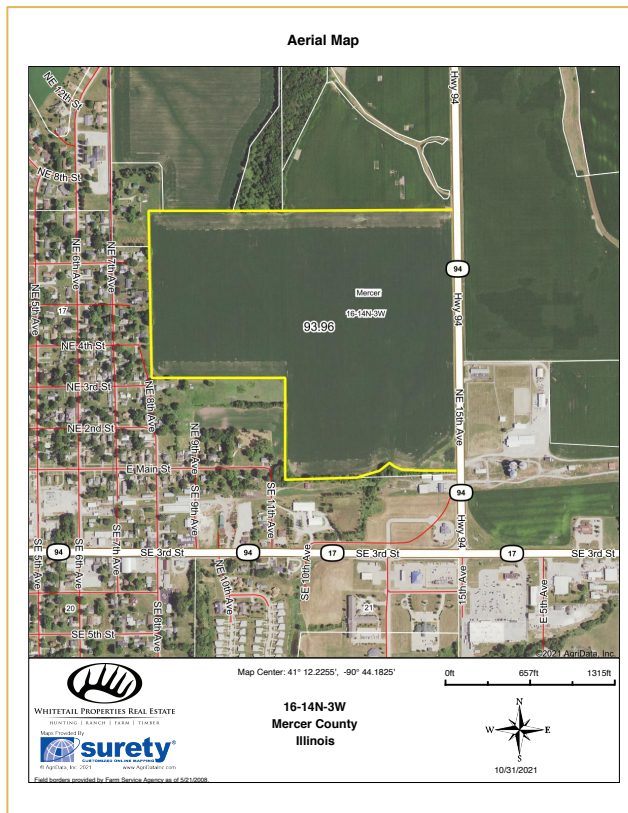


Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana, Version: 1/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

^a UNF = unfavorable; FAV = favorable

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

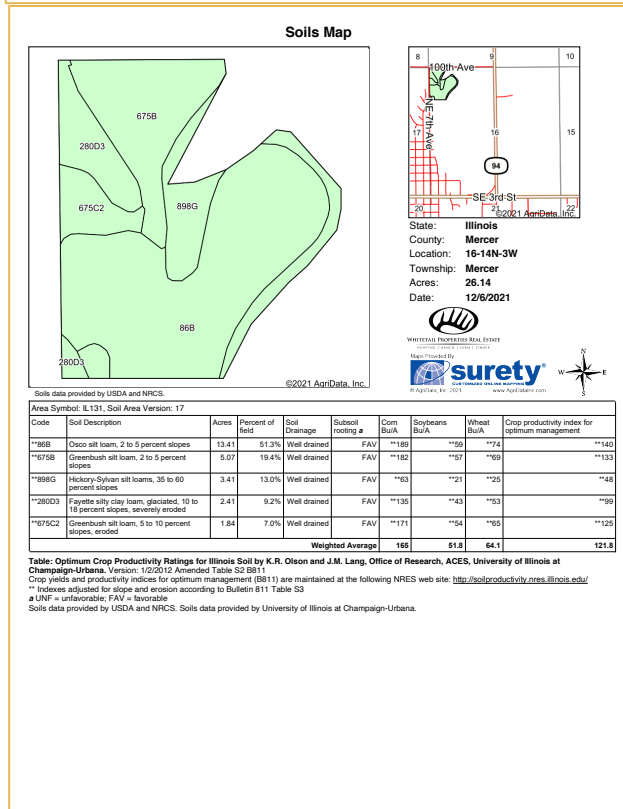
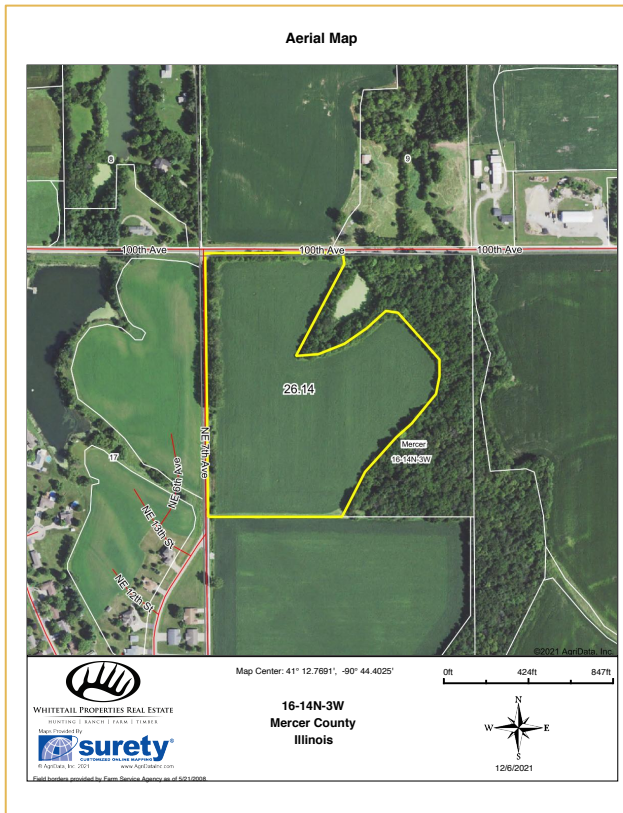
TRACT #:	TRACT 1
DEEDED ACRES:	91 +/-
FSA FARMLAND ACRES:	87.4+/-
DCP CROPLAND ACRES:	**151.96 (entire Farm)
SOIL TYPES:	Muscature, Greenbush, & Osco silt loams
SOIL PI/NCCPI/CSR2:	143.2 PI
BASE ACRES AND YIELD:	**Corn Base Acres 88.30/PLC Yield 176, Soybean Base Acres 57.8/PLC Yield 52
TAXES:	WILL BE REASSESSED AFTER SURVEY
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	WILL NEED SURVEY
BRIEF LEGAL:	91+/- acres in S16 T14N R3W Mercer County, IL
PIDS:	10-10-16-302-035 & part of 10-10-16-100-005
LAT/LON:	41.2048, -90.7363

DCP ACRES, BASE ACRES AND PLC YIELD ARE FROM THE FULL FARM AND WILL BE RECONSTITUTED ONCE SURVEY IS COMPLETE.



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TRACT 2 INFO



TRACT #:	TRACT 2
DEEDED ACRES:	41 +/-
FSA FARMLAND ACRES:	22.8+/-
DCP CROPLAND ACRES:	**151.96 (entire Farm)
SOIL TYPES:	Osco, Greenbush & Hickory-Sylvan Silt Loams
SOIL PI/NCCPI/CSR2:	121.8 PI
BASE ACRES AND YIELD:	**Corn Base Acres 88.30/PLC Yield 176, Soybean Base Acres 57.8/PLC Yield 52
TAXES:	WILL BE REASSESSED AFTER SURVEY
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	WILL NEED SURVEY
BRIEF LEGAL:	41+/- acres in S16 T14N R3W Mercer County, IL
PIDS:	Part of 10-10-16-100-005
LAT/LON:	41.2127, -90.7229

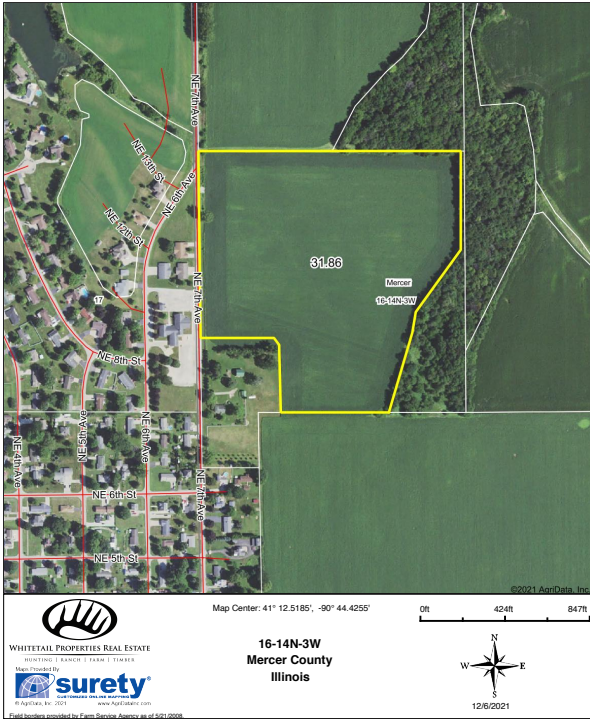
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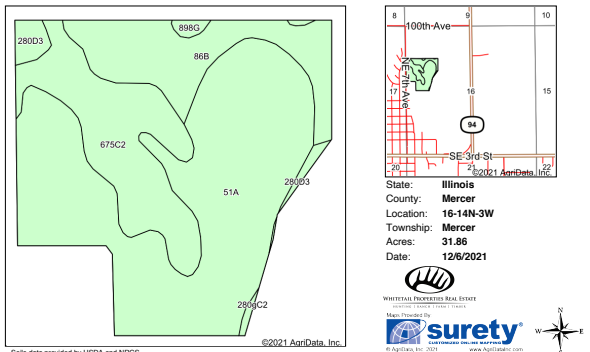
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TRACT 3 INFO

Aerial Map



Soils Map



TRACT #:	TRACT 3
DEEDED ACRES:	37 +/-
FSA FARMLAND ACRES:	30.9+/-
DCP CROPLAND ACRES:	**151.96 (entire Farm)
SOIL TYPES:	Muscature, Greenbush & Osco Silt Loams
SOIL PI/NCCPI/CSR2:	139.1 PI
BASE ACRES AND YIELD:	**Corn Base Acres 88.30/PLC Yield 176, Soybean Base Acres 57.8/PLC Yield 52
TAXES:	WILL BE REASSESSED AFTER SURVEY
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	WILL NEED SURVEY
BRIEF LEGAL:	37+/- acres in S16 T14N R3W Mercer County, IL
PIDS:	Part of 10-10-16-100-005
LAT/LON:	41.2124, -90.7406

Soils data provided by USDA and NRCS. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Soil Drainage	Subsoil rooting a	Corn BuA ^b	Soybeans BuA ^b	Wheat BuA ^b	Crop productivity index for optimum management
51A	Muscature silt loam, 0 to 2 percent slopes	18.48	58.0%	Somewhat poorly drained	FAV	200	64	75	147
**675C2	Greenbush silt loam, 0 to 10 percent slopes, eroded	6.85	21.5%	Well drained	FAV	**171	**54	**65	**125
**86B	Osco silt loam, 2 to 5 percent slopes	5.44	17.1%	Well drained	FAV	**189	**99	**74	**140
**280D3	Fayette silty clay loam, glacial, 10 to 18 percent slopes, severely eroded	0.74	2.3%	Well drained	FAV	**135	**43	**53	**99
**898G	Hickory-Sylvan silt loams, 30 to 60 percent slopes	0.24	0.8%	Well drained	FAV	**83	**21	**28	**48
**280G2	Fayette silt loam, glacial, 5 to 10 percent slopes, eroded	0.11	0.3%	Well drained	FAV	**155	**49	**61	**113
Weighted Average						189.2	60.1	71.7	139.1

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/20/12. Amended Table S2 B811
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 ** numbers adjusted for slope and erosion according to Bulletin 811 Table S3
 a UNF = unfavorable; FAV = favorable
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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RANCH & FARM AUCTIONS LLC

CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

WHITETAILEXPERTS.COM

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/HIGHLY-PRODUCTIVE-TILLABLE-FARM-WITH-BUILDING-SITES-AND-HUNTING-IN-MERCER-COUNTY-IL](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/HIGHLY-PRODUCTIVE-TILLABLE-FARM-WITH-BUILDING-SITES-AND-HUNTING-IN-MERCER-COUNTY-IL)

FOR MORE INFORMATION CALL TEXT OR EMAIL:



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