

## 180 AC± | 2 TRACTS PERRY CO, IL

## **AUCTION:**

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM **AUCTION DATE:** 6/05/21 | **AUCTION TIME:** 11:30 AM **AUCTION LOCATION:** COULTERVILLE VFW 511 LAKESIDE AVE, COULTERVILLE, IL

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

Coming to auction on June 5th, 2021 is Bergkoetter Farm offering 180 +/- acres with 130.5 +/- tillable acres in two tracts. This is a rare opportunity to purchase an income-producing farm that has been in the family for over 60 years. Located at the end of Strawflower Road just a few minutes East of Coulterville this land represents productive tillable cropland with the balance in hardwood timber and creek frontage on both tracts. The tillable ground is cash rented for 2021 and the new owners will receive half of the annual payment this year.

### **RANCH & FARM AUCTIONS, LLC**

JEFF HEIL, AGENT: 573.880.6150 | jeff.heil@whitetailproperties.com

## RANCHANDFARMAUCTIONS.COM

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Dan Perez, Illinois Broker, License: 477.014224 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 Ronnie Strong, Director, Ranch & Farm Auctions, 573.579.5579 | Jeff Heil, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 573.880.6150 | Cody Lowderman, IL Auctioneer License: 441.001255

# LANDAUCTION | 6/05/21 | 11:30 AM



Coming to auction on June 5th, 2021 is Bergkoetter Farm offering 180 +/- acres with 130.5 +/- tillable acres in two tracts. This is a rare opportunity to purchase an income-producing farm that has been in the family for over 60 years. Located at the end of Strawflower Road just a few minutes East of Coulterville this land represents productive tillable cropland with the balance in hardwood timber and creek frontage on both tracts. The tillable ground is cash rented for 2021 and the new owners will receive half of the annual payment this year.

TRACT 1: 60+/- ACRES. This 60 +/- tract lays on the West side of Strawflower Road with an FSA reported 48.63 tillable acres. The balance consists of 11.47 +/- acres of hardwood timber with Moores Creek Brach running through the SE corner of the property. Tract 1 has \$7780 of 2021 income to split with the new owner and annual taxes estimated are \$482. Soils are primarily Stoy, Belknap, Blair, and Homen.

**TRACT 2: 120+/- ACRES.** This 120 +/- tract lays on the East side of Strawflower Road with an FSA reported 81.87 +/- tillable acres. The balance consists of 38.13 +/- acres of hardwood timber with Moores Creek Branch winding through the West side of the property. Tract 2 has \$12,960 of 2021 income to be split with the new owner and annual estimated taxes are \$962. Soils are primarily Hoyleton, Blair, Homen, and Stoy.

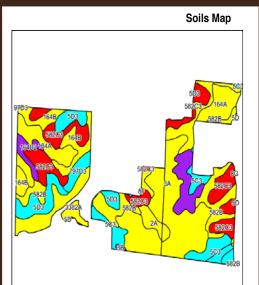
### Tract 1

- FSA reported 48.63 +/- tillable acres
- \$7,780.00 of income for 2021 to be split with the new owner
- 11.37 +/- acres of hardwood timber

#### Tract 2

- FSA reported 81.87 +/- tillable acres
- \$12,960.00 of income for 2021 to be split with the new owner
- 38.13 +/- acres of hardwood timber







Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <b>b</b>	Sorghum <b>c</b> Bu/A	Alfalfa <b>d</b> hay, T/A		Crop productivity index for optimum management
3A	Hoyleton silt loam, 0 to 2 percent slopes	29.66	22.5%		FAV	146	46	58	0	114	0.00	4.64	108
**582C3	Homen silty clay loam, 5 to 10 percent slopes, severely eroded	20.35	15.5%		FAV	**129	**40	**48	0	**98	**3.23	0.00	**94
**164B	Stoy silt loam, 2 to 5 percent slopes	14.55	11.1%		FAV	**144	**47	**57	0	**112	0.00	**4.59	**108
**582B	Homen silt loam, 2 to 5 percent slopes	12.69	9.6%		FAV	**149	**47	**55	0	**113	**3.72	0.00	**108
164A	Stoy silt loam, 0 to 2 percent slopes	12.52	9.5%		FAV	145	47	58	0	113	0.00	4.64	109
**5D3	Blair silty clay loam, 10 to 18 percent slopes, severely eroded	9.52	7.2%		UNF	**95	**31	**38	0	**76	0.00	**3.03	**72
**5C3	Blair silty clay loam, 5 to 10 percent slopes, severely eroded	9.40	7.1%		UNF	**102	**33	**41	0	**81	0.00	**3.25	**77
3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	8.56	6.5%		FAV	156	52	63	75	0	0.00	4.89	117
**164B2	Stoy silt loam, 2 to 5 percent slopes, eroded	8.47	6.4%		FAV	**138	**45	**55	0	**107	0.00	**4.41	**104
2A	Cisne silt loam, 0 to 2 percent slopes	2.77	2.1%		FAV	149	46	59	0	113	0.00	4.64	109
**797D3	Hickory-Homen silty clay loams, 10 to 18 percent slopes, severely eroded	2.58	2.0%		FAV	**107	**36	**42	0	**88	**3.13	0.00	**80
**3B	Hoyleton silt loam, 2 to 5 percent slopes	0.26	0.2%		FAV	**145	**46	**57	0	**113	0.00	**4.59	**107





## 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 a government-issued ID
- 10% down payment immediately after auction cash, personal, or business checks accepted
- If the 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, subject to tenant's rights, if any
- If a survey is needed it will be done following the auction and the total purchase price will be adjusted to the surveyed acres
- 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
- The sale may be subject to a Buyers Premium

FOR MORE PHOTOS, VIDEOS, MAPS AND DOCUMENTS AT: RANCHANDFARMAUCTIONS.COM