

RANCH & FARM AUCTIONS LLC

INTRODUCTION

SELLING ABSOLUTE

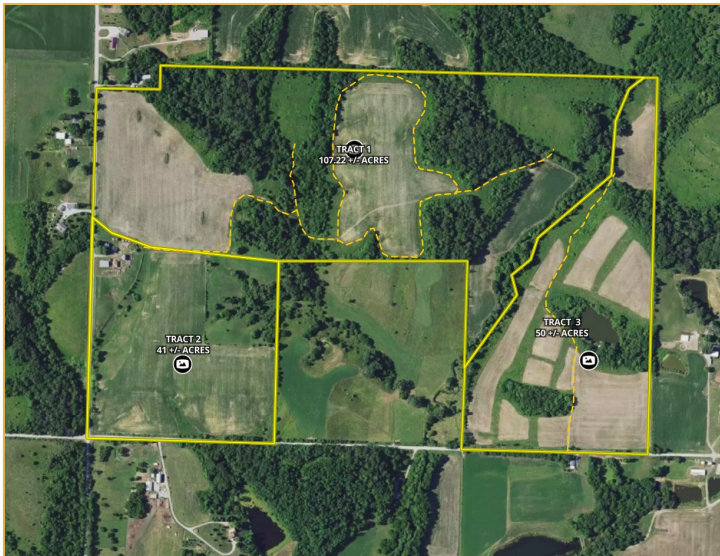
MERCER CO, ILLINOIS 259.76

AUCTION DETAILS

- **DATE/TIME:** 11/09/21 AT 6:00 PM
- **AUCTION TYPE:** LIVE AND ONLINE
- **AUCTION LOCATION:** MERCER COUNTY VFW
106 SW 3RD AVE
ALEDO, IL 61231

PROPERTY DETAILS

- **TOTAL ACRES:** 259.74 +/- ACRES
OFFERED IN 4 TRACTS
- **TRACT 1:** 107.22 +/- ACRES,
- **TRACT 2:** 41 +/- ACRES
- **TRACT 3:** 50 +/- ACRES
- **TRACT 4:** 61.54 +/- ACRES
- **SELLER:** WELCH ESTATE



RANCH AND FARM AUCTIONS, A DIVISION OF WHITETAIL PROPERTIES REAL ESTATE, IS HONORED TO REPRESENT THE JEAN F WELCH ESTATE IN GREENE TOWNSHIP, MERCER COUNTY, ILLINOIS. THE PROPERTY WILL BE OFFERED IN FOUR TRACTS AND WILL BE SELLING ABSOLUTE THROUGH PUBLIC AUCTION AT 6:00 PM ON TUESDAY, NOVEMBER 9TH 2021 AT THE MERCER COUNTY VFW IN ALEDO, IL. THIS DIVERSE FARM TOTALS 259.76 +/- ACRES AND OFFERS NEARLY 115 ACRES OF ROW CROP PRODUCTION, AND OVER 64 ACRES CURRENTLY ENROLLED IN CRP. THE BALANCE OF THE FARM IS MADE UP OF RECREATIONAL TIMBER AND DRAWS WITH AN OLDER POND, AS WELL AS OLDER IMPROVEMENTS CONSISTING OF A TWO-STORY HOME, AND OUTBUILDINGS. ALL TRACTS OF THE FARM HAVE GREAT ACCESS AND HOST A VARIETY OF RECREATIONAL OPPORTUNITIES AS WELL AS INCOME. ALL TRACTS WILL SELL WITH OPEN FARM TENANCY AND WILL COME WITH IMMEDIATE HUNTING RIGHTS FOLLOWING THE AUCTION. THIS FARM TRULY OFFERS SOMETHING FOR EVERYONE AND WILL APPEAL TO PRODUCERS, INVESTORS, RECREATIONAL BUYERS THAT DESIRE INCOME, AND THOSE THAT DESIRE TO POTENTIALLY LIVE IN THE COUNTRY. BID LIVE AT THE MERCER COUNTY VFW IN ALEDO AT 6:00 PM OR BID ONLINE AT RANCHANDFARMAUCTIONS.COM.



RANCH & FARM AUCTIONS LLC

INTRODUCTION

MERCER CO, ILLINOIS 259.76

TRACT 1 -107.22 ACRES

THIS TRACT OFFERS AN ATTRACTIVE MIX OF INCOME-PRODUCING TILLABLE FARMLAND, RECREATIONAL TIMBER, AND A POTENTIAL BUILDING LOCATION. THIS PROPERTY WOULD BE GREAT FOR SOMEONE LOOKING TO PURCHASE A QUALITY HUNTING AND RECREATIONAL PROPERTY, WHILE GENERATING A SOLID INCOME. THIS TRACT HAS APPROXIMATELY 32.6 ACRES OF TILLABLE LAND, 30.05+/- ACRES OF CRP INCOME, AND OFFERS SOME GREAT HABITAT FOR WILDLIFE. THIS PROPERTY HAS 240TH STREET FRONTAGE ON THE WEST SIDE THAT OFFERS EASY ACCESS AND A GREAT BUILDING SITE.

TRACT 2 - 41 ACRES

THIS TRACT OFFERS AN OLDER FARMSTEAD AS WELL AS INCOME FROM TILLABLE ACRES, CRP, AND HAY PRODUCTION AREA. THIS TRACT HAS THE POTENTIAL TO BE TURNED INTO SOMETHING SPECIAL. THE CURRENT HOME ON THE PROPERTY IS AN OLDER 2 STORY FARMHOUSE WITH DETACHED GARAGE, METAL SHOP BUILDING, AND AN OLDER BARN. THIS TRACT HAS ROAD FRONTAGE ON TWO SIDES AND IS ACCESSED OFF OR EITHER 240TH STREET OR 75TH AVE. THIS TRACT OFFERS INCOME FROM 9.12+/- ACRES OF CRP, 15.6+/- ACRES OF ROW CROPS, AND APPROXIMATELY 4.6 ACRES OF HAY. THIS PROPERTY ALSO HAS THE PERFECT AREA TO FENCE OFF FOR LIVESTOCK.

TRACT 3 -50 ACRES

THIS TRACT HAS A GREAT MIX OF FARMLAND AND CRP FOR A SOLID YEARLY INCOME AS WELL AS A POND AND POTENTIAL BUILDING SITE. THE TILLABLE ACREAGE CONSISTS OF APPROXIMATELY 16.7+/- ACRES OF FARMLAND, AND 19.46+/- ACRES ENROLLED IN CRP. THERE IS A SUITABLE BUILDING LOCATION ON EITHER SIDE OF THE POND, CREATING A GREAT VIEW OF THE POND, OR THE ROLLING TOPOGRAPHY. THE PROPERTY IS ACCESSED OFF OF 75TH AVENUE BY AN ESTABLISHED LANE, AND HAS GOOD INTERIOR ACCESS. THIS TRACT HAS GOOD CONNECTING HABITAT AND HAS THE PERFECT COMPONENTS TO BE A QUALITY HUNTING PROPERTY THAT IS ABLE TO PRODUCE MATURE DEER ALL WHILE GENERATING AN ANNUAL INCOME.

TRACT 4 - 61.54 ACRES

THIS TRACT IS IMPROVED WITH AN OLDER MORTON BUILDING AND IS APPROXIMATELY 90% INCOME PRODUCING! FSA INDICATES THIS PROPERTY HAS 50.01+/- ACRES OF TILLABLE LAND IN ROW CROP PRODUCTION AND AN ADDITIONAL 5.54+/- ACRES ENROLLED IN CRP. THE PREDOMINANT SOILS ON THIS TRACT INCLUDE STRONGHURST, ROZETTA, FAYETTE AND HICKORY-SYLVAN SILT LOAMS, WITH THE ROW CROP ACREAGE CARRYING AN AVERAGE PRODUCTIVITY INDEX OF 112.2. THE FARM HAS POTENTIAL BUILDING SITES AND IS EASILY ACCESSED OFF OF HIGHWAY 67 ON THE EAST SIDE, OR 75TH AVENUE ON THE NORTH. THIS FARM WOULD BE A GREAT ADDITION TO AN EXISTING FARM OPERATION OR BEGINNING FARMER.



RANCH & FARM AUCTIONS LLC

CRP/FSA INFO


United States Department of Agriculture
Mercer County, Illinois



- Common Land Unit**
-  Non-Cropland
 -  Cropland
- Wetland Determination**
-  Restricted
 -  Limited
 -  Exempt from Conservation Compliance Provisions
-  CRP
-  Tract Boundary

2021 Program Year

Map Created July 12, 2021

Farm 3144
Tract 1769

Tract Cropland Total: 131.21 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

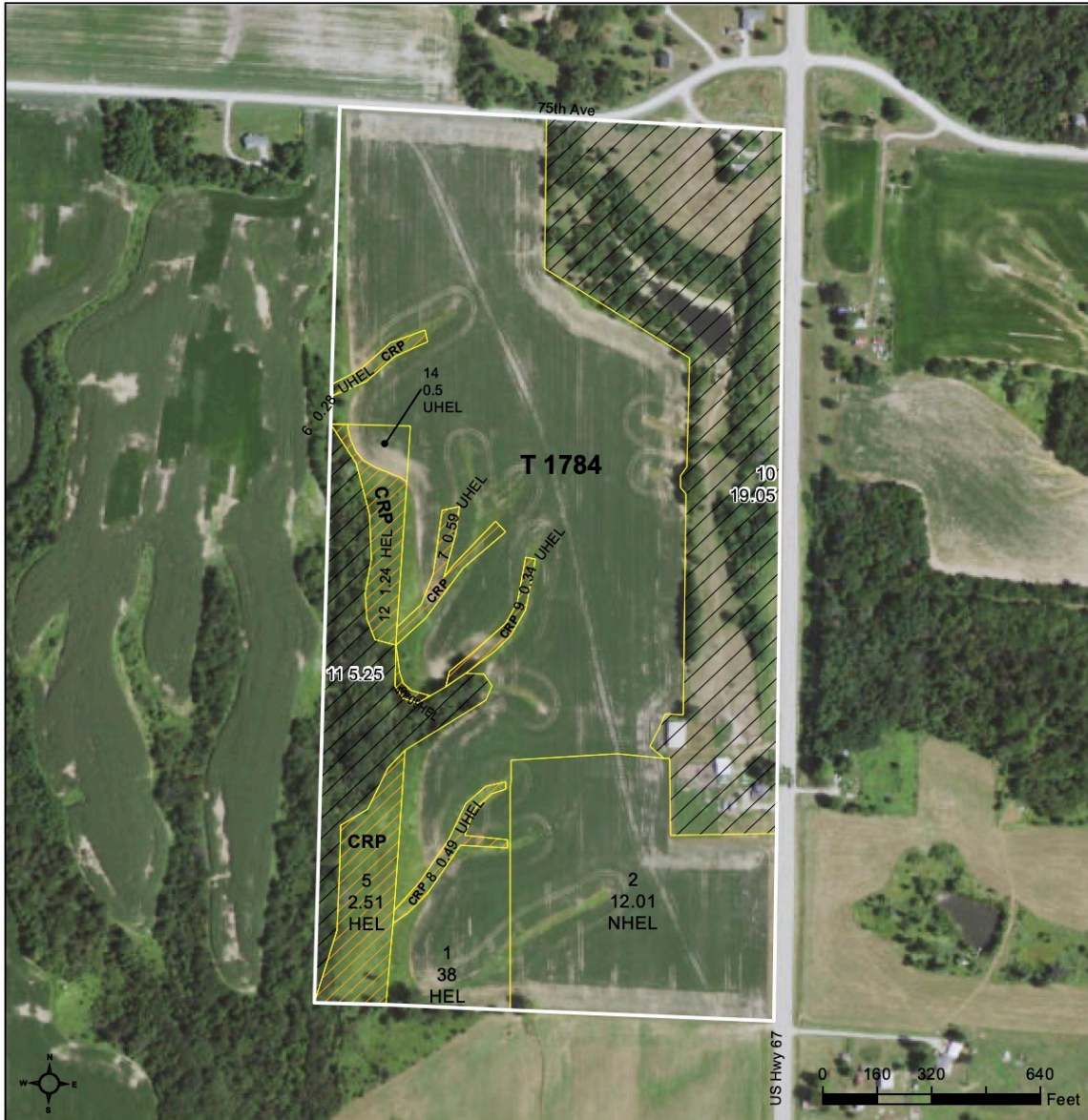


RANCH & FARM AUCTIONS LLC

CRP/FSA INFO



Mercer County, Illinois



- Common Land Unit**
- CRP
 - Non-Cropland
 - Cropland
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

2021 Program Year

Map Created July 06, 2021

Farm 3144
Tract 1784

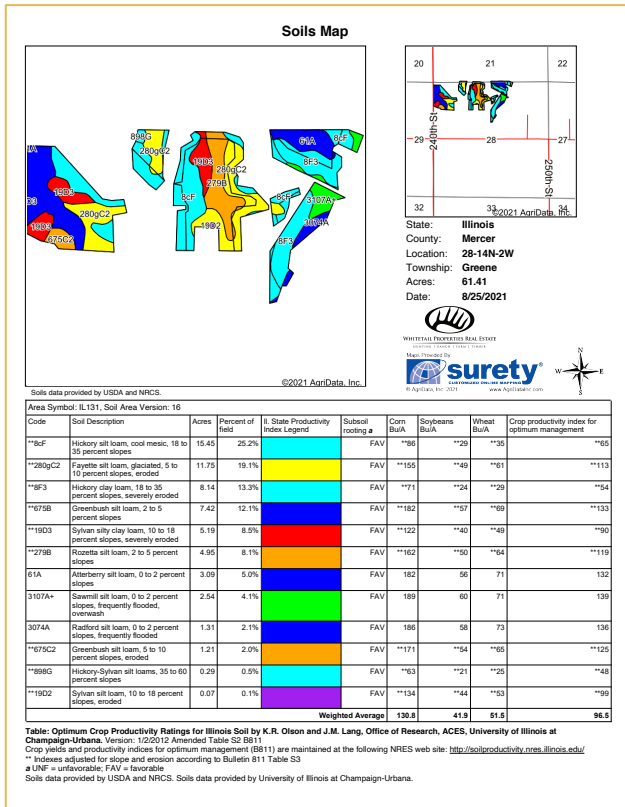
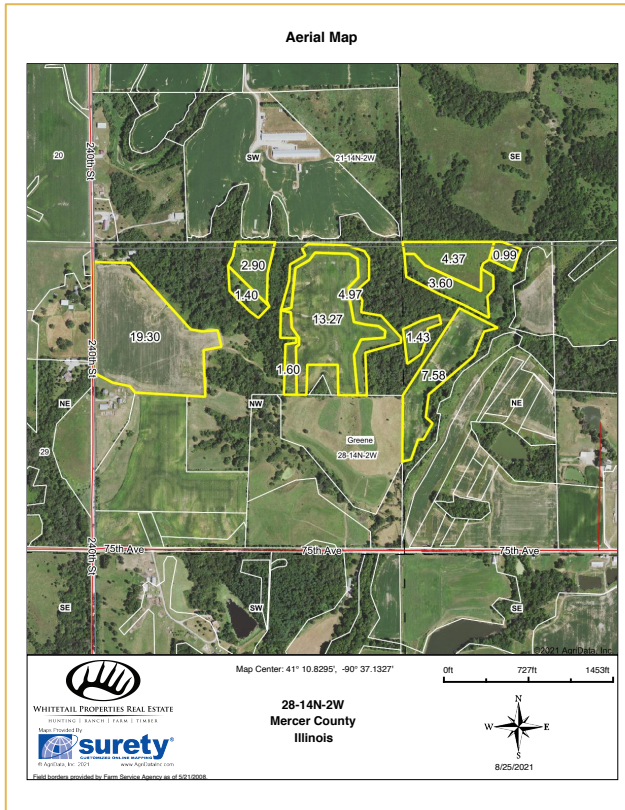
Tract Cropland Total: 56.05 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



RANCH & FARM AUCTIONS LLC

TRACT 1 INFO

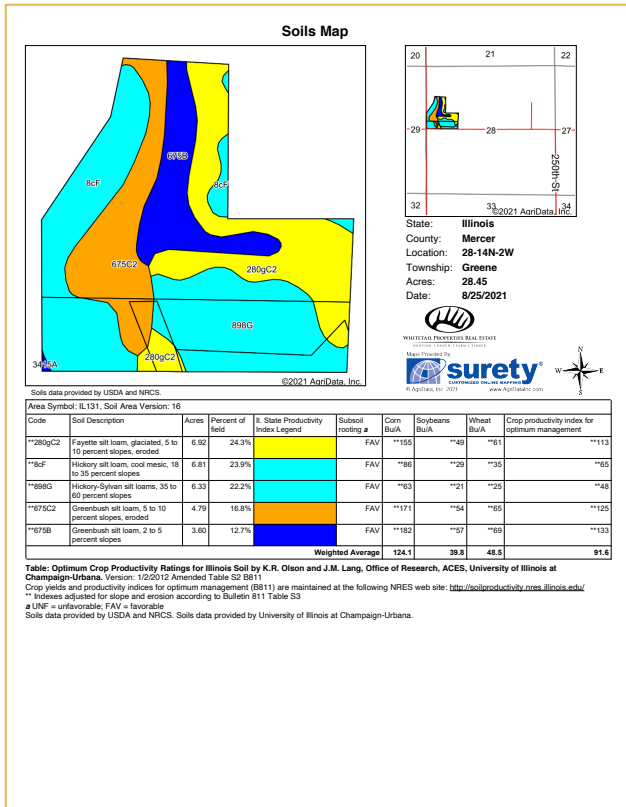
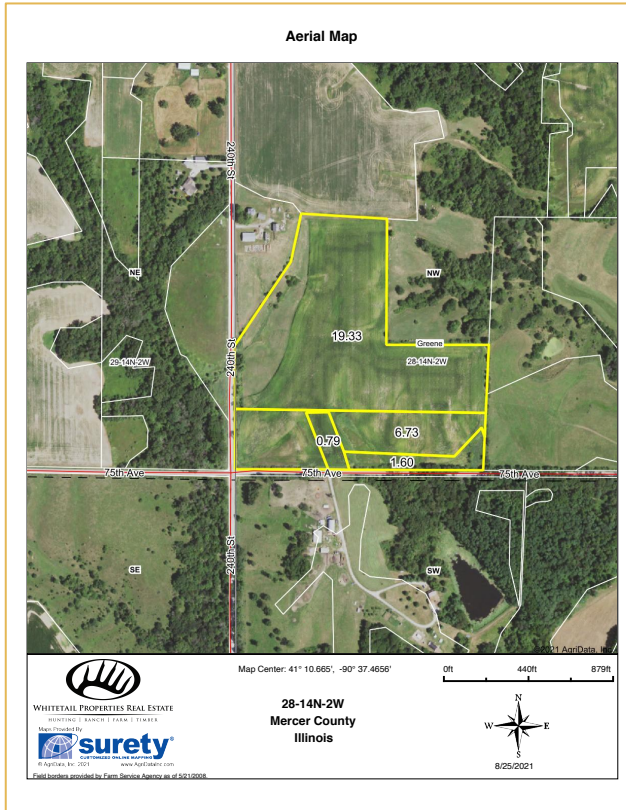


TRACT #:	TRACT 1
DEEDED ACRES:	107.22 +/- ACRES PENDING SURVEY
FSA FARMLAND ACRES:	32.6 +/- ESTIMATED PENDING SURVEY
DCP CROPLAND ACRES:	NEEDS REASSESSED
SOIL TYPES:	HICKORY SILT LOAM AND FAYETTE SILT LOAM
SOIL PI/NCCPI/CSR2:	PI 117.1
BASE ACRES AND YIELD:	ACRES NEED REASSESSED SINCE IT IS PART OF A LARGER FARM. CORN PLC YIELD 152, SOYBEAN PLC YIELD 44
CRP:	30.05 +/- ACRES PAYING \$3878/YEAR
TAXES:	NEED REASSESSED PENDING SURVEY
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	SURVEY NEEDED
BRIEF LEGAL:	S28 T14N R2W MERCER CO, IL
PIDS:	41.807, -90.6189
LAT/LON:	PART OF 11-11-28-100-003



RANCH & FARM AUCTIONS LLC

TRACT 2 INFO

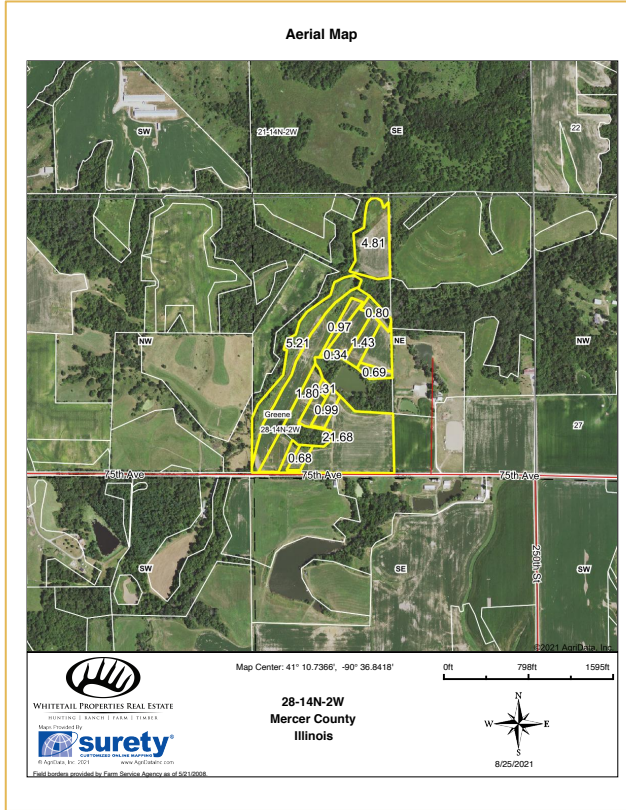


TRACT #:	TRACT 2
DEEDED ACRES:	41 +/- ACRES PENDING SURVEY
FSA FARMLAND ACRES:	15.6+/- ESTIMATED PENDING SURVEY
HAY ACRES:	4.6+/- IN HAY
DCP CROPLAND ACRES:	NEEDS REASSESSED
SOIL TYPES:	HICKORY SILT LOAM AND FAYETTE SILT LOAM
SOIL PI/NCCPI/CSR2:	PI 115.5
BASE ACRES AND YIELD:	ACRES NEED REASSESSED SINCE IT IS PART OF A LARGER FARM. CORN PLC YIELD 152, SOYBEAN PLC YIELD 44
CRP:	9.12 +/- ACRES PAYING \$1126/YEAR
TAXES:	NEED REASSESSED PENDING SURVEY
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	SURVEY NEEDED
BRIEF LEGAL:	S28 T14N R2W MERCER CO, IL
PIDS:	41.807, -90.6189
LAT/LON:	PART OF 11-11-28-100-003

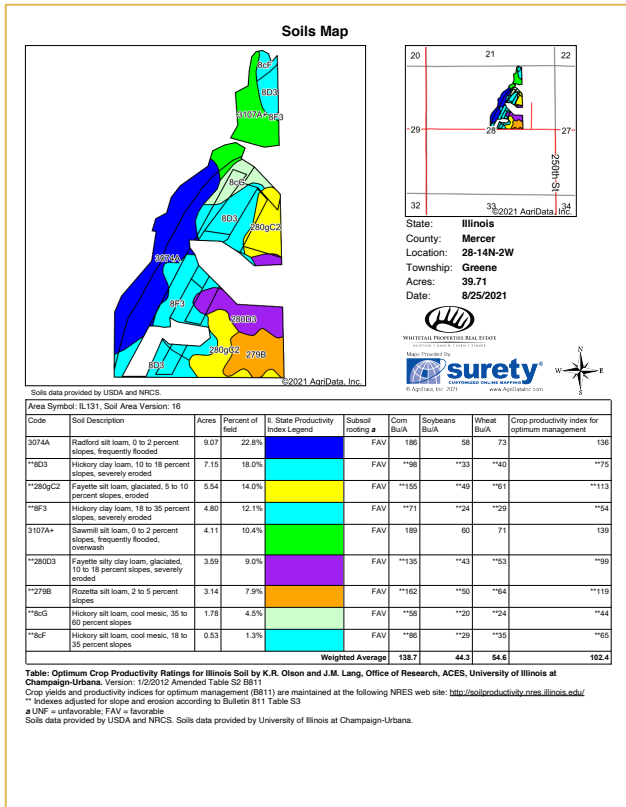


RANCH & FARM AUCTIONS LLC

TRACT 3 INFO



TRACT #:	TRACT 3
DEEDED ACRES:	50 +/- ACRES PENDING SURVEY
FSA FARMLAND ACRES:	16.7 +/- ESTIMATED PENDING SURVEY
DCP CROPLAND ACRES:	NEEDS REASSESSED
SOIL TYPES:	RADFORD SILT LOAM, HICKORY SILT LOAM AND FAYETTE SILT LOAM
SOIL PI/NCCPI/CSR2:	PI 112.9
BASE ACRES AND YIELD:	ACRES NEED REASSESSED SINCE IT IS PART OF A LARGER FARM. CORN PLC YIELD 152, SOYBEAN PLC YIELD 44
CRP:	19.46 +/- ACRES PAYING \$2740/YEAR
TAXES:	NEED REASSESSED PENDING SURVEY
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	SURVEY NEEDED
BRIEF LEGAL:	S28 T14N R2W MERCER CO, IL
PIDS:	41.807, -90.6189
LAT/LON:	PART OF 11-11-28-100-003



RANCH & FARM AUCTIONS LLC

CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

WHITETAILESTATEPROPERTIES.COM

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/RECREATIONAL-INCOME-PRODUCING-FARM-IN-MERCER-CO-IL](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/RECREATIONAL-INCOME-PRODUCING-FARM-IN-MERCER-CO-IL)

**FOR MORE INFORMATION
CALL TEXT OR EMAIL:**



YOUR LOCAL LAND SPECIALIST

BRENT RENEAU, *ILLINOIS LAND SPECIALIST*

M: (309) 337-0348

BRENT.RENEAU@WHITETAILESTATEPROPERTIES.COM

