

PARCEL LOCATIONS:

Approximately 15 miles west of Springfield on Old Jacksonville Road; or approximately 10 miles east of Jacksonville on Old State Road. Watch for signs. Interested parties may view the land at their convenience. Please visit our website at cowmanauktion.com or auctionzip.com #37758 for more details.

BRIEF LEGAL

Tract 1 – Vivian Kay Foster (43.517 +/- NHEL acres): Part of the North Half and the South Half of Section 7, Township 15 North, Range 8 West of the Third Principal Meridian, Morgan County, Illinois.

Tract 2 – Robert F. & Anna Lois Foster Trusts (90.920 +/- NHEL acres): Part of the North Half of Section 7, Township 15 North, Range 8 West of the Third Principal Meridian, Morgan County, Illinois.

Tract 3 – Robert F. & Anna Lois Foster Trusts (100.561 +/- NHEL acres): Part of the South Half of Section 6 and Part of the North Half of Section 7, All in Township 15 North, Range 8 West of the Third Principal Meridian, Morgan County, Illinois.

Each tract is tiled, with 40' easement on east side.

TAXES

Tract 1: approx. \$1456.08; Subject to reassessment

Tract 2: approx. \$3042.18; Subject to reassessment

Tract 3: approx. \$3364.77; Subject to reassessment

SOIL TYPES

Tract 1: Consists of Ipava Silt Loam, Muscatine Silt Loam, and Osco Silt Loam.

Tracts 2 & 3: Consist of Ipava Silt Loam, Muscatine Silt Loam, Sable Silty Clay Loam, Osco Silt Loam, Elkhart Silt Loam, and Lawson Silt Loam.

AVERAGE SOIL TEST RESULTS

Ph – 6.3 P1 – 65 K – 462.5

YIELDS

	2012	2013	2014	2015	2016
Corn	168	256	261	188	235
Soybeans	59	82	75	73	75

TERMS

Tract 1: The farm will be sold alone on a price per acre basis. The official survey is complete; the surveyed tract acreage will be used to calculate the final tract settlement price.

Tracts 2 & 3 will be sold separately; and then will be offered together. The tracts will be sold on a price per acre basis. The official survey is complete; the surveyed tract acreage(s) will be used to calculate the final tract settlement price.

Ten percent (10%) of the bid price will be due on the day of the sale with the balance payable at the time of closing. The 2015 real estate taxes due and payable in 2016 have been paid by the seller. The buyers will receive a credit at closing for the 2016 taxes based on the latest ascertainable real estate information available. Sellers will provide title insurance in the amount of the purchase price. Possession will be given at the time of closing.

All announcements sale day shall take precedence over any prior advertising either written, oral or electronic. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate and are for demonstration purposes. There are no expressed or implied warranties pertaining to the property. This real estate is being sold "as is" subject to all easements written or unknown. Buyers must have financing arranged prior to sale day.

Sellers: Vivian Kay Foster and Robert F. & Anna Lois Foster Trusts
Eddie Carpenter, Attorney | Jacksonville, IL

COWMAN AUCTIONEERS

Aron

217-473-4840

IL Lic #440000385

Ron

217-473-7550

IL Lic #440000326

Edward

217-473-0411

IL Lic #440000325

NEW BERLIN, IL



Foster Land Auction

MORGAN COUNTY, IL
234.998 +/- NHEL acres

SATURDAY, DECEMBER 10, 2016 AT 1:00 P.M.



Sale Location:
Beard Implement Conference Room
2298 State Hwy. 123, Ashland, IL 62612

Vivian Kay Foster 43.517 +/- NHEL acres
Robert F. & Anna Lois Foster Trusts 191.481 +/- NHEL acres

Eddie Carpenter, Attorney | Jacksonville, IL

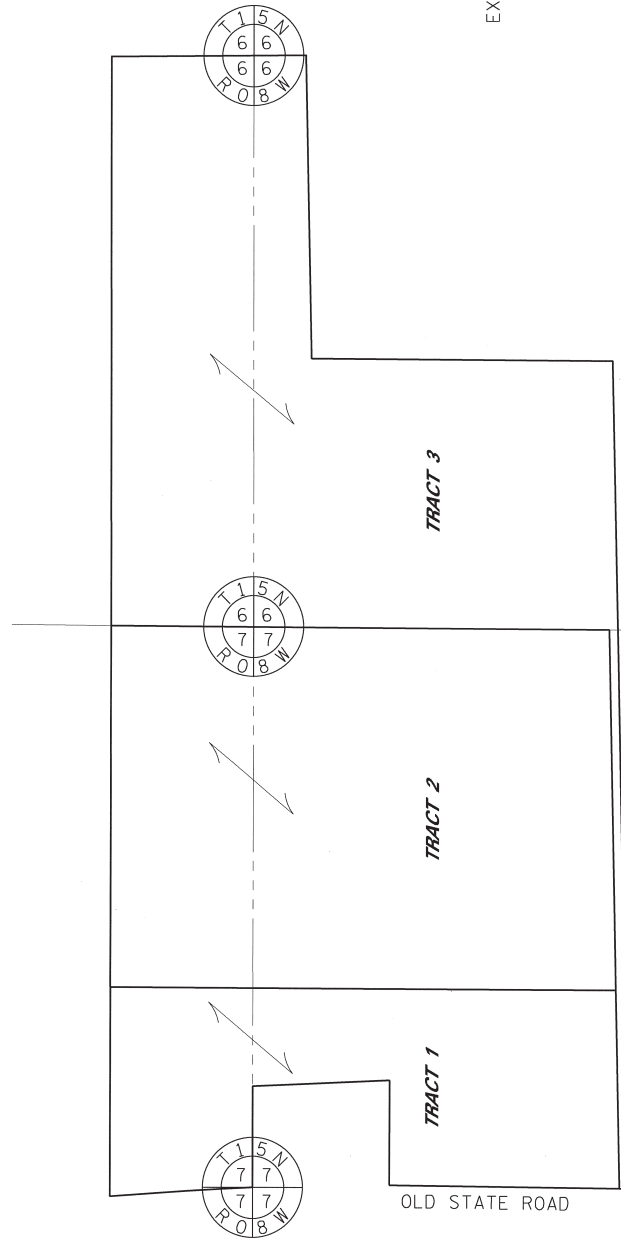
COWMAN AUCTIONEERS

PROFESSIONALISM | DEDICATION | RESULTS

PART OF THE SOUTH 12 OF SECTION 6, THE NORTH 12 AND THE SOUTH 12 OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 8 WEST OF THE THIRD P.M., MORGAN COUNTY, ILLINOIS.



500' 0' 500'
GRAPHIC SCALE IN FEET
Scale: 1" = 500'



EXPIRES: 11/30/16

LEGEND

- 3/4" Iron Rod (Set)
- Iron Rod (Found)
- △ Stone (Found)

MORGAN COUNTY, ILLINOIS
PLAT OF SURVEY
FOR
ROBERT & ANNA FOSTER
HUTCHISON ENGINEERING, INC.
1801 WEST LAUREL
JACKSONVILLE, ILLINOIS
(217) 245-7164
ILLINOIS PROFESSIONAL DESIGN
FIRM NO. 18-00885

Notes: All bearings are assumed for descriptive purposes.
Field Work completed: 10/15/2016

I, LOUIS F. MEYER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE UNDER MY SUPERVISION, THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Louis F. Meyer
LOUIS F. MEYER
PROFESSIONAL LAND SURVEYOR NO. 3463
DATE: 10/25/2016

DATE: 10/25/2016



Map Unit Legend

Morgan County, Illinois (IL137)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
43A	Ipava silt loam, 0 to 2 percent slopes	78.3	33.2%
51B	Muscataine silt loam, 2 to 5 percent slopes	67.7	28.7%
68A	Sable silty clay loam, 0 to 2 percent slopes	10.9	4.6%
86B	Osco silt loam, 2 to 5 percent slopes	53.5	22.7%
567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	17.5	7.4%
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	8.0	3.4%
Totals for Area of Interest		235.9	100.0%

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