



Prairie Land Title Company, Inc.
 3301 Constitution Drive
 Springfield, IL 62711
 217-726-0617

SANGAMON COUNTY, IL

DICKERSON-NEAL FARMS

Land Auction

139.28 +/- ACRES

Thank you for attending our auction.

We know that there are many options available for you to consider. Give us a call and we will show you how the auction method will benefit you. After consultation with our auction company, you will feel confident that we can deliver fair market value in these changing times.



SATURDAY, AUGUST 31, 2019 AT 10:00 A.M.

Sale Location:
 Knights of Columbus Hall
 715 East Illinois Street
 New Berlin, IL 62670

COWMAN AUCTION^{LLC}

Aron
 217-473-4840
 IL Lic #440000385

Ron
 217-473-7550
 IL Lic #440000326

Edward
 217-473-0411
 IL Lic #440000325

NEW BERLIN, IL



Dickerson-Neal Farms, owners
 presented by

COWMAN AUCTION^{LLC}

PROFESSIONALISM | DEDICATION | RESULTS

Tract 1 near Berlin

63.5 +/- acres
(53.05 +/- tillable)

PARCEL LOCATION:

Approximately 9 miles west of Springfield on the Old Jacksonville Road situated on the north side of the road; or just east of the village of Berlin along the north side of the Old Jacksonville Road.

BRIEF LEGAL – TRACT 1

The east 50 acres of the West Half of the Northeast Quarter of Section 8 in Township 15 North, Range 7 West of the Third Principal Meridian, and all that part of the Northwest Quarter of the Southeast Quarter of said Section that lies North of the Jacksonville Road except the West 7.31 chains, Sangamon County, Illinois.

Yield History

Year	Corn	Soybeans
2009	-	52
2010	181	-
2011	-	58
2012	127	-
2013	-	50
2014	231	-
2015	-	59
2016	226	-
2017	-	61
2018	239	-
5 Yr. Ave.	200.80	56



AVERAGE SOIL TEST RESULTS

pH 6.4 P1 78 K 326

SOIL TYPES Navlys silt loam, Osco silt loam, Clarksdale silt loam, Rozetta silt loam, Ipava silt loam, Elco silt loam, Hickory loam, and Sable silty clay loam

TAXES

Approx. \$1220.00; subject to reassessment

Tract 2 near Curran

75.78 +/- acres
(70.6 +/- tillable)

PARCEL LOCATION:

Approximately 1.5 miles southeast of the city limits of Springfield, and just south of the village of Curran at the northeast corner of Curran Road and Workman Road. This parcel is approximately 6.5 miles southeast of parcel 1

BRIEF LEGAL – TRACT 2

The West Half of the Southeast Quarter of Section 21 in Township 15 North, Range 6 West of the Third Principal Meridian except railroad right-of-way, Sangamon County, Illinois.

Yield History

Year	Corn	Soybeans
2009	226	-
2010	-	70
2011	191	-
2012	-	55
2013	225	-
2014	-	77
2015	199	-
2016	-	76
2017	225	-
2018	-	95
5 Yr. Ave.	213.20	74.60



AVERAGE SOIL TEST RESULTS

pH 6.2 P1 97 K 434

SOIL TYPES Ipava silt loam, Sable silty clay loam, Osco silt loam

TAXES

Approx. \$2934.00; subject to reassessment

TERMS The farm will be sold on a price per acre basis according to the latest tax record acreage. 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 2018 real estate taxes due and payable in 2019 have been paid by the seller. The buyers will receive a credit at closing for the 2019 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, subject only to the current tenants' rights until crop removal.

All announcements sale day shall take precedence over any prior advertising whether 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. Seller's interest in mineral rights will be conveyed. Buyers MUST have financing arranged prior to sale day.