



205 South 5th Street | Springfield, IL 62701

Farm Management Department

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Wealth Management

Jennifer Johnson Rahn, Vice President | Senior Trust Advisor



WEST STATE TITLE COMPANY

Morgan County Abstract Company

230 W. State Street

Jacksonville, IL 62650

217-243-7432

For all your title insurance and escrow needs

Thank you for attending our auction.



MORGAN COUNTY, IL

239.47 +/- ACRES

ROUTT TRUST

Land Auction

WED., FEBRUARY 10, 2021 AT 10:00 A.M.



Sale Location:
American Legion Hall
903 W. Superior Avenue
Jacksonville, IL 62650

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

cowmanauction.com

Martha Routt Trust



Farm Management Department

COWMAN AUCTION^{LLC}

PROFESSIONALISM | DEDICATION | RESULTS



PARCEL LOCATION:

From Jacksonville, approximately 2.5 miles south of Interstate 72 on Hwy. 267 South, then East on Hwy. 967 (Old N. Woodson Rd.), then it Y's left on Hanson Rd. Watch for signs.

BRIEF LEGAL – TRACT 1 221.30 +/- acres (208.02 +/- tillable)

Part of the Northwest Quarter of Section 22, and the West Half of the Northeast Quarter of Section 22, All in Township 14 North, Range 10 West of the Third Principal Meridian, Morgan County, Illinois.

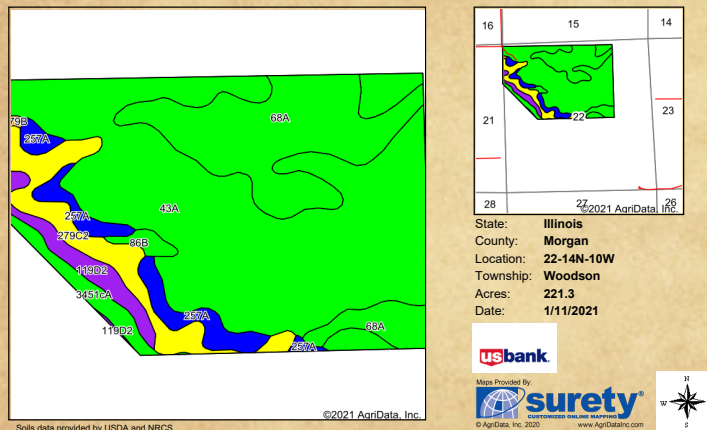
TAXES

Tract 1 - Approx. \$8992.26;
Subject to reassessment

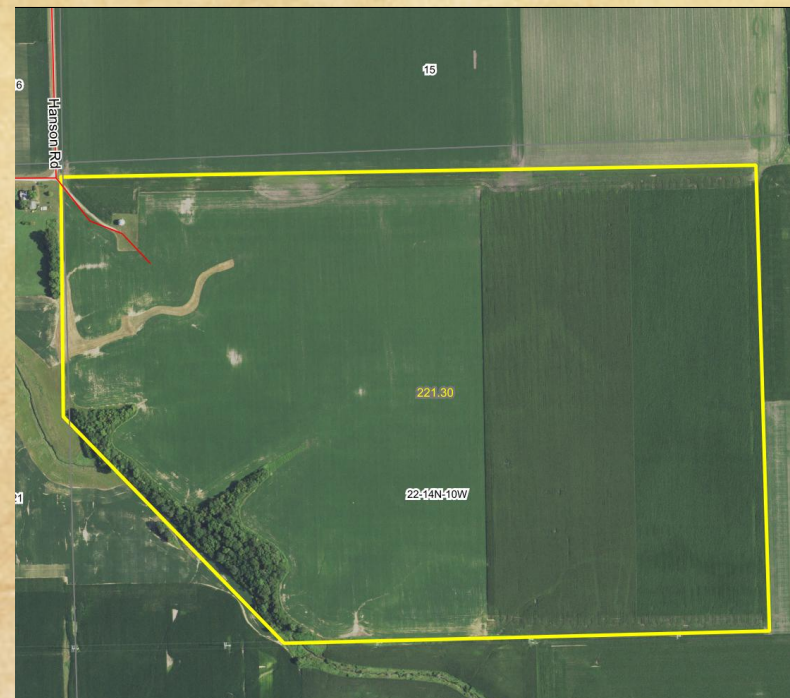
	pH	P1	K
2017	6.3	76	445
2019	6.3	73	408

TRACT 1		CORN		SOYBEAN	
Year	Acres	Yield	Acres	Yield	
2016	208.02	201.39	-	-	
2017	208.02	207.78	-	-	
2018	104.02	190.04	104.00	76.91	
2019	104.00	198.65	104.02	63.87	
2020	208.02	205.79	-	-	

Note: Tract 1 has not been pattern tiled, but considerable tile and drainage work has been completed in the last 5-7 years including installation of dry dams/terraces. There is also a 12,500 bushell grain bin with fan (dryer heat compatible) situated on Tract 1.



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting at	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum c Bu/A	Alfalfa hay, T/A	Grass-legume hay, T/A	Crop productivity index for optimum management
43A	Ipsiva silt loam, 0 to 2 percent slopes	124.29	56.2%	FAV	191	62	77	100	0	0.00	5.90		142
68A	Sable silt clay loam, 0 to 2 percent slopes	50.41	22.8%	FAV	192	63	74	99	0	0.00	5.77		143
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	17.79	8.0%	FAV	**153	**47	**60	**78	0	**4.90	0.00		**112
257A	Clarkdale silt loam, 0 to 2 percent slopes	12.82	5.8%	FAV	174	56	69	89	0	0.00	5.27		128
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	7.51	3.4%	FAV	**134	**44	**53	**67	0	**3.79	0.00		**100
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	6.07	2.7%	FAV	190	61	73	97	0	0.00	5.77		140
**86B	Osco silt loam, 2 to 5 percent slopes	2.08	0.9%	FAV	**189	**59	**74	**101	0	**6.83	0.00		**140
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.33	0.1%	FAV	**162	**50	**64	**83	0	**5.22	0.00		**119
Weighted Average		188.2	60	73.5	96.1	*	0.59	5.09					137.5



PARCEL LOCATION:

From Jacksonville, approximately 0.5 miles south of Interstate 72, South on Hwy. Rt. 267, turn east on New Lake Rd. approximately 1 mile. Watch for signs.

BRIEF LEGAL – TRACT 2 18.17 +/- acres (15 +/- tillable)

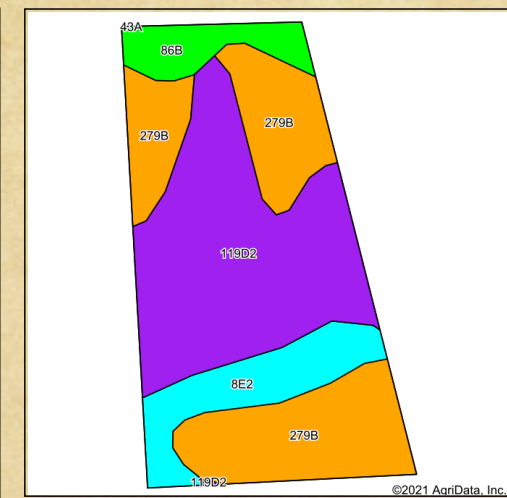
Part of the Northeast Quarter of the Northwest Quarter of Section 9, Township 14 North, Range 10 West of the Third Principal Meridian, Morgan County, Illinois.

TAXES

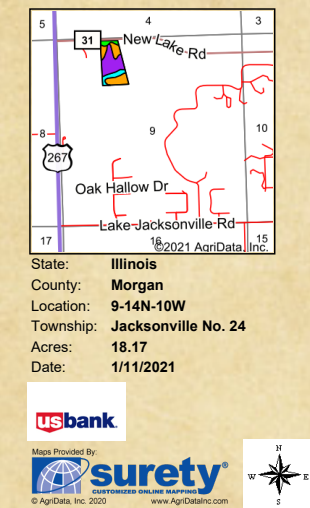
Tract 2 - Approx. \$518.65;
Subject to reassessment

	pH	P1	K
	6.2	47	284

TRACT 2		CORN		SOYBEAN	
Year	Acres	Yield	Acres	Yield	
2016	18.43	94.54	-	-	
2017	-	-	18.43	36.97	
2018	18.43	116.27	-	-	
2019	-	-	18.43	31.99	
2020	18.43	97.61	-	-	



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting at	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum c Bu/A	Alfalfa hay, T/A	Grass-legume hay, T/A	Crop productivity index for optimum management
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	7.78	42.8%	FAV	**134	**44	**53	**67	0	**3.79	0.00		**100
**279B	Rozetta silt loam, 2 to 5 percent slopes	6.70	36.9%	FAV	**162	**50	**64	**83	0	**5.22	0.00		**119
**8E2	Hickory silt loam, 18 to 25 percent slopes, eroded	2.39	13.2%	FAV	**91	**31	**37	**42	0	**3.02	0.00		**69
**86B	Osco silt loam, 2 to 5 percent slopes	1.30	7.2%	FAV	**189	**59	**74	**101	0	**6.83	0.00		**140
Weighted Average		142.6	45.6	56.5	72	*	4.43	0.00					105.8



TERMS : The farm will be sold on a price per acre basis according to the latest survey. Buyer(s) will enter into a written contract on the day of the auction. 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 buyers will receive a credit at closing for the 2020 taxes due and payable in 2021 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. The Trust is prepared to close immediately. Closing will be on or before March 12, 2021.

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.