

# Bonjean Law Office

Robert V. Bonjean III  
309 W. State Street  
Jacksonville, IL 62650  
217-243-4814

MORGAN COUNTY, IL

160 +/- NHEL ACRES

# BYERS FARM

*Land Auction*

THURS., FEBRUARY 25, 2021 AT 10:00 A.M.



**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.*

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.



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

**Byers Family**

Bonjean Law Office | Jacksonville, IL  
Robert V. Bonjean III, Attorney

# COWMAN AUCTION<sup>LLC</sup>

**Aron**  
217-473-4840  
IL Lic #440000385

**Ron**  
217-473-7550  
IL Lic #440000326

**Edward**  
217-473-0411  
IL Lic #440000325

**NEW BERLIN, IL**  
cowmanauktion.com

# COWMAN AUCTION<sup>LLC</sup>

PROFESSIONALISM | DEDICATION | RESULTS



**PARCEL LOCATION:**

From Jacksonville, approx. 4 mi. South of Interstate 72 on Hwy. 267 towards Woodson, then East on Woodson-Franklin Rd., 3 mi. to Walsh Rd. Watch for signs.

**BRIEF LEGAL: 160 +/- NHEL acres (158.01 +/- tillable)**

The Northwest Quarter of Section Thirty-five (35) in Township Fourteen (14) North and Range Ten (10) West of the Third Principal Meridian, subject to highways as now located, situated in Morgan County, Illinois.

**TAXES:**

Tract 1 - Approx. \$6980.22; Subject to reassessment

**AVERAGE SOIL TEST RESULTS:**

pH 6.1      P1 48      K 284

**SOIL TYPES:**

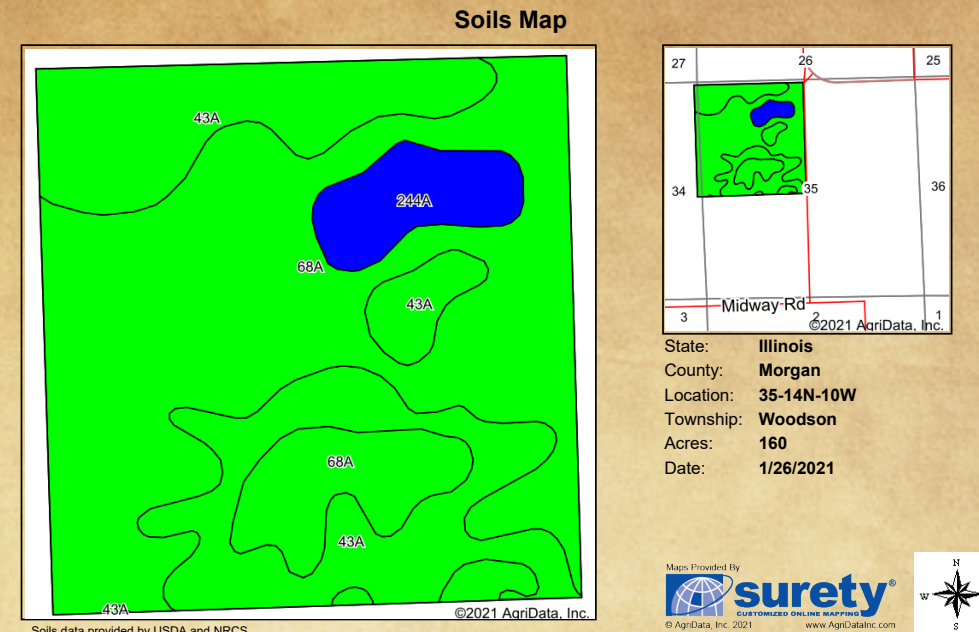
Sable silty clay loam, Ipava silt loam and Hartsburg silty clay loam.

Yield History

Year	CORN	SOYBEANS
2016	181	-
2017	-	56
2018	228	-
2019	-	55
2020	172	-

**TERMS :** The farm will be sold on a price per acre basis according to the latest tax record. 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 Sellers are prepared to close immediately. Closing will be on or before March 26, 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.



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-leg e hay, T/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	97.30	60.8%	3	FAV	192	63	74	99	0	0.00	5.77	143
43A	Ipava silt loam, 0 to 2 percent slopes	53.35	33.3%	4	FAV	191	62	77	100	0	0.00	5.90	142
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	9.35	5.8%	5	FAV	182	59	68	89	0	0.00	5.39	134
<b>Weighted Average</b>						<b>191.1</b>	<b>62.4</b>	<b>74.6</b>	<b>98.7</b>	<b>*-</b>	<b>0.00</b>	<b>5.79</b>	<b>142.1</b>

