



205 South 5th Street | Springfield, IL 62701

Farm Management Department

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Marilyn Enteman | Trust Officer
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Prairie Land Title Company, Inc.
3301 Constitution Drive
Springfield, IL 62711
217-726-0617

John J. Ridder Trust

Morgan County Land Auction

160.61 +/- NHEL acres

Sold in One Tract

Tuesday, March 14, 2023 - 10:00 A.M.

~ Live and Online ~



Sale Location:
Knights of Columbus
715 E. Illinois Street
New Berlin, IL 62670

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.

COWMAN AUCTION^{L/C}

COWMAN AUCTION^{L/C}



Aron
217-473-4840

NEW BERLIN, IL

Ron
217-473-7550



PROFESSIONALISM | DEDICATION | RESULTS

cowmanauction.com



PARCEL LOCATION: 160.61 +/- acres

Approximately 3.5 miles south of Alexander, IL on the Franklin-Alexander Road to Loami Road, then east 1 mile. Farm lays at the corner of Contrary Lane and Loami Road. Watch for signs.

TAXES:

2021 taxes payable in 2022 were approximately \$6538.28 (subject to reassessment)

CORN YIELDS			SOYBEAN YIELDS	
Acres	Yield	YEAR	Acres	Yield
78	217.12	2022	79	68.90
79	215.63	2021	77	85.85
78	263.39	2020	79	67.97
79	227.83	2019	78	65.42
78	261.40	2018	79	79.87
78	227.36	2017	79	70.55

TILLAGE REIMBURSEMENT:

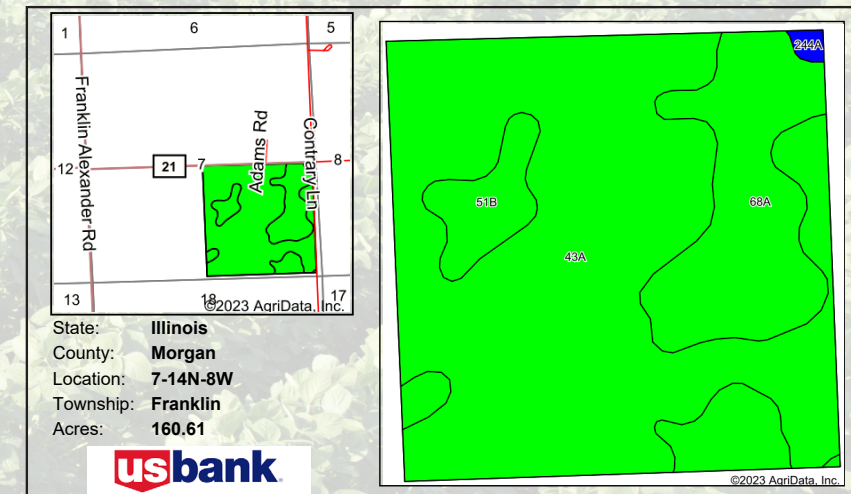
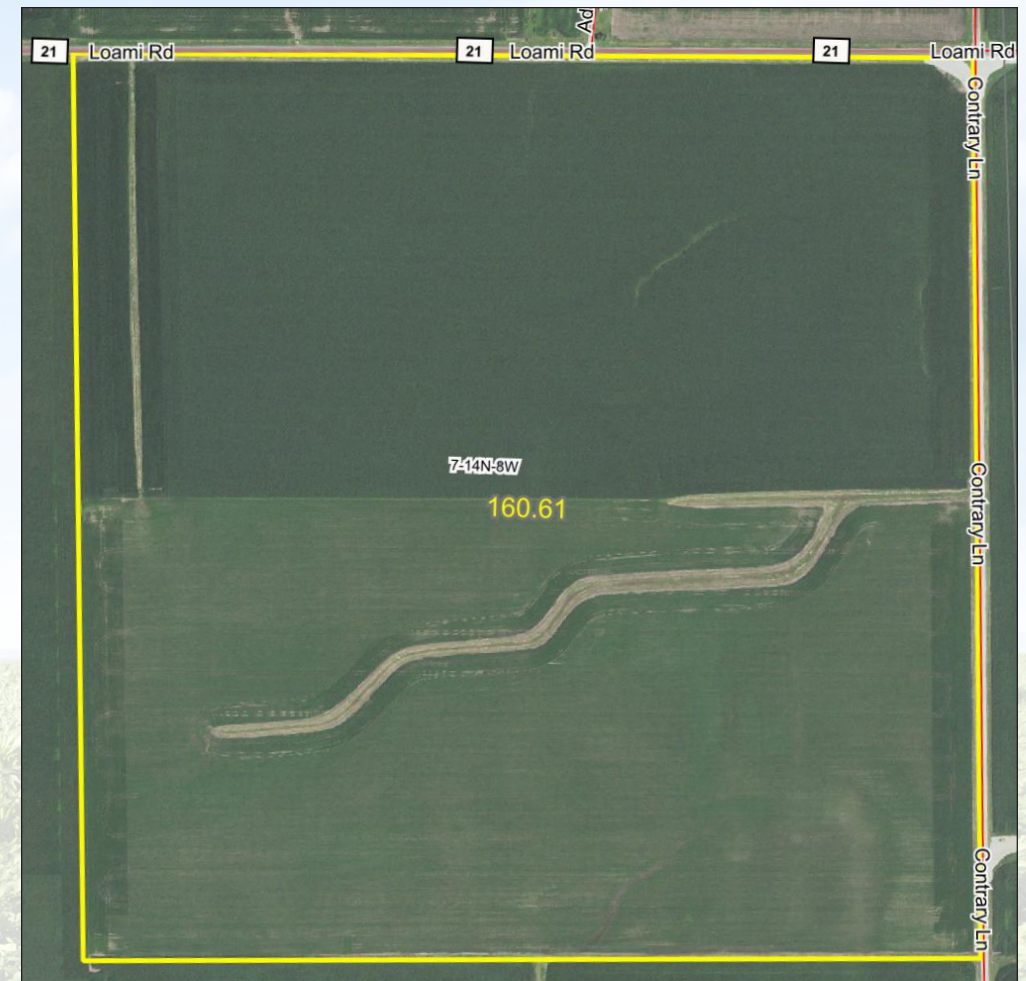
The fertilizer applied to the soybean stubble for the 2023 crop is:

- 186-80-120-40
- Nitrogen 186 units
- Phosphorus 80 units
- Potassium 120 units
- Sulfur 40 units

The total fertilizer and tillage reimbursement due at closing is \$27,062.48.

TERMS: The farm will be sold on a price per acre basis according to the latest survey. Buyer(s) will enter into a non-negotiable 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. Sellers shall pay the 2022 real estate taxes payable in 2023. Buyer(s) will receive a credit at closing for the 2022 taxes due and payable in 2023 based on the latest ascertainable real estate information available. Sellers will provide title insurance in the amount of the purchase price subject to the permitted exceptions and the title company's usual and customary exceptions. Possession will be given at the time of closing. Closing will be on or before April 14, 2023. Property is being sold subject to owner confirmation. Sellers agree to participate in 1031 like kind exchange as long as same is at no additional cost to seller.

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.



Area Symbol: IL137, Soil Area Version: 13													
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 ume e hay, T/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	113.37	70.6%		FAV	191	62	77	100	0	0.00	5.90	142
68A	Sable silty clay loam, 0 to 2 percent slopes	38.61	24.0%		FAV	192	63	74	99	0	0.00	5.77	143
**51B	Muscataune silt loam, 2 to 5 percent slopes	7.85	4.9%		FAV	**198	**63	**74	**103	**137	0.00	**5.96	**146
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	0.78	0.5%		FAV	182	59	68	89	0	0.00	5.39	134
Weighted Average						191.5	62.3	76.1	99.9	6.7	0.00	5.87	142.4