



SCHUYLER COUNTY, ILLINOIS LAND FOR SALE

LAND AUCTION

23.63 ACRES

- High percentage of tillable acreage (89%)
- Conveniently located for potential home site-seekers between Rushville and Beardstown off of Route 67
- Excellent road access on two sides



TUESDAY, NOVEMBER 29, 2016 • 6 P.M.

SALE LOCATION: Wright Conference Center,
U.S. Route 67, Rushville, IL 62681

RICHARD E. MANN ESTATE
CO-EXECUTORS: KATHRYN HERRING
AND RICHARD R. MANN

EXCLUSIVE LISTINGS

81 ACRES

- Productive river bottom farm
- 100% tillable
- Weighted productivity index of 129.1



40 ACRES

- Agricultural income potential and recreational value all in one
- 26.67 tillable acres; 13.33 timber acres
- Excellent road access on two sides



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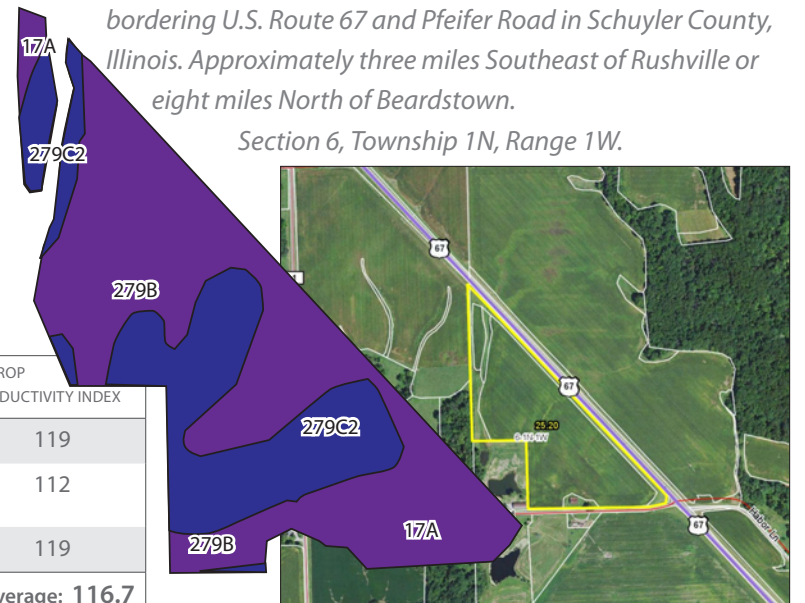
Property Location: 23.63 acres just North of Schuy-Rush Lake bordering U.S. Route 67 and Pfeifer Road in Schuyler County, Illinois. Approximately three miles Southeast of Rushville or eight miles North of Beardstown.

Section 6, Township 1N, Range 1W.



This tract will be sold at auction and contains 21.05 tillable acres carrying a weighted productivity index rating of 116.7. The topography is mostly level and the primary soil types are Rozetta and Keomah. Excellent road access is available from Pfeifer Road and U.S. Route 67. The land could serve as a potential home site given its convenient location between Rushville and Beardstown. Rural water is available. The oil lease with Bi-Petro, Inc. will be transferred to the buyer. An old wooden corn crib is located on this property. Taxes: \$238.

| CODE | SOIL DESCRIPTION | ACRES | % OF FIELD | CROP PRODUCTIVITY INDEX |
|-------------------------|---|-------|------------|-------------------------|
| 279B | Rozetta silt loam, 2 to 5 percent slopes | 8.94 | 42.5 | 119 |
| 279C2 | Rozetta silt loam, 5 to 10 percent slopes, eroded | 6.98 | 33.2 | 112 |
| 17A | Keomah silt loam, 0 to 2 percent slopes | 5.13 | 24.4 | 119 |
| Weighted Average: 116.7 | | | | |



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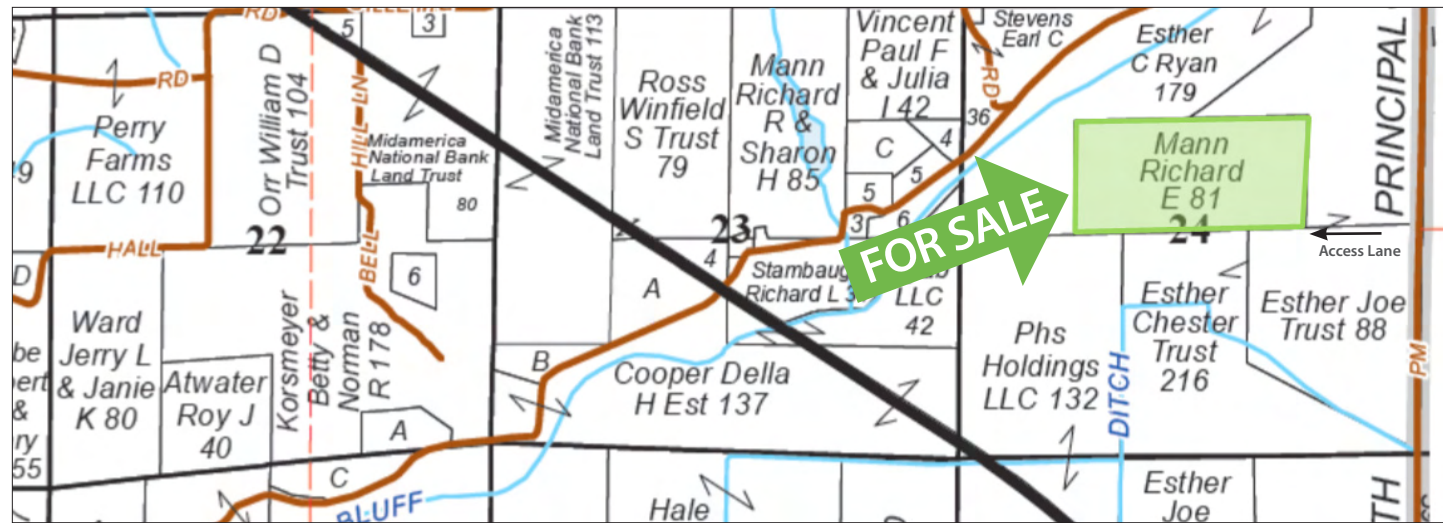
RICHARD E. MANN ESTATE
CO-EXECUTORS: KATHRYN HERRING AND RICHARD R. MANN

REPRESENTING ATTORNEY: RICHARD H. MANN, 114 East Second Street, Beardstown, IL 62618

SALE TERMS: Upon conclusion of auction, Sellers and Buyer(s) shall enter into a Purchase Agreement with the Buyer(s) to pay ten percent (10%) of the purchase price as down payment. Balance due and payable on or before December 30, 2016. Possession will be given at closing. The property is free of any tenant's rights for 2017. Seller will convey by Executors' Deed, and will furnish title insurance in amount of the purchase price. Sellers will pay the 2016 real estate taxes payable in 2017 by giving Buyer(s) a credit against the purchase price. Procurement of financing shall be the sole responsibility of the Buyer(s) and must be obtained prior to the auction. Broker is acting as the Seller's agent for The Richard E. Mann family and is not representing any Buyer(s). The property is being sold "AS IS" without representation or warranty expressed or implied. The sale is subject to Sellers' approval. The property is being sold by the acre. Auctioneer reserves the right to set the bid increments. Sellers are not responsible for any accidents that may occur while inspecting the property. Buyer(s) should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENT MADE. Darrell Moore, Auctioneer IL Lic. #440.000506




EXCLUSIVE LISTING: 81 TILLABLE ACRES



PROPERTY LOCATION: Approximately two miles North of the Illinois River bridge in Schuyler County, Illinois. Section 24, Township 1N, Range 1W

This tract contains 81 acres, all of which are tillable. The farm carries a weighted productivity index rating of 129.1, a highly-productive river bottom farm.. It is comprised of Beaucoup, Titus and Virgil soil types. The topography is very level. Access is via a grass lane extending from 4th P.M. road to the east. There is a North/South drainage ditch running through the property near the West end and there are also some East/West ditches.

- Taxes: \$810
- Terms: Cash at closing
- Price: \$8,250 per acre

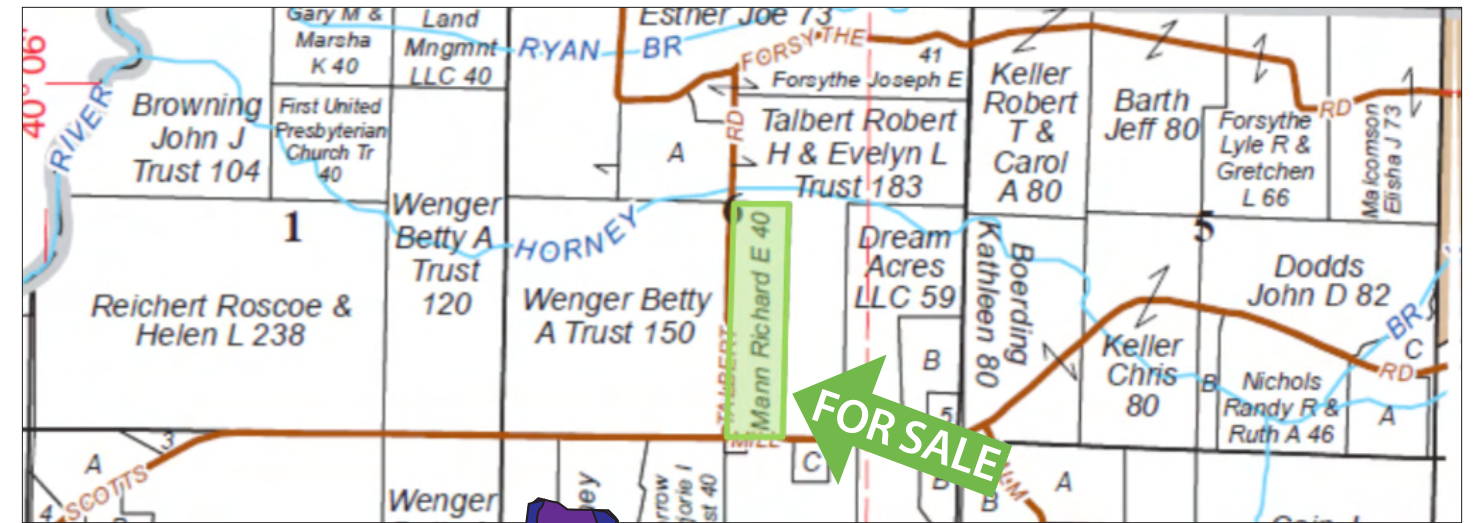


| CODE | SOIL DESCRIPTION | ACRES | % OF FIELD | CROP PRODUCTIVITY INDEX |
|--------------------------------|---|-------|------------|-------------------------|
| 8070A | Beaucoup silty clay loam, 0 to 2 percent slopes, occasionally flooded | 56.42 | 69.4 | 132 |
| 8404A | Titus silty clay loam, 0 to 2 percent slopes, occasionally flooded | 16.98 | 20.9 | 118 |
| 8104A | Virgil silt loam, 0 to 2 percent slopes, occasionally flooded | 7.87 | 9.7 | 132 |
| Weighted Average: 129.1 | | | | |



WANT TO LEARN MORE? For more information or to offer a contract for purchase on the 81 and/or 40 acre tracts, please contact Allan Worrell, Managing Broker, at 217.245.1618 or AllanW@Worrell-LandServices.com

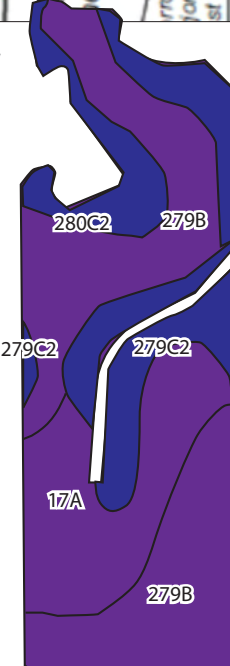
EXCLUSIVE LISTING: 40 ACRE AG/REC COMBO



PROPERTY LOCATION: Approximately one mile East of the La Moine River where Scotts Mill Road and Talbert Road (Curry Chapel Road) intersect in Schuyler County, Illinois. Section 7, Township 1N, Range 2W.

This 40 acre tract contains 26.67 tillable acres and 13.33 acres of timber. The tillable acres carry a weighted productivity index rating of 117.2. The timber has not had any recent or aggressive timber harvesting. Road access is available on two sides. Rozetta and Keomah are the predominant soil types.

- Taxes: \$296
- Terms: Cash at closing
- Price: \$4,500 per acre



| CODE | SOIL DESCRIPTION | ACRES | % OF FIELD | CROP PRODUCTIVITY INDEX |
|--------------------------------|---|-------|------------|-------------------------|
| 279B | Rozetta silt loam, 2 to 5 percent slopes | 12.88 | 48.3 | 119 |
| 17A | Keomah silt loam, 0 to 2 percent slopes | 6.44 | 24.1 | 119 |
| 279C2 | Rozetta silt loam, 5 to 10 percent slopes, eroded | 3.83 | 14.4 | 112 |
| 280C2 | Fayette silt loam, 5 to 10 percent slopes, eroded | 3.52 | 13.2 | 113 |
| Weighted Average: 117.2 | | | | |

