

**PUBLIC AUCTION OF THE**  
**CROSBY FARM**  
**200 ACRES, MORE OR LESS**  
**PRIME PRODUCTIVE FARM LAND AND DWELLING**  
**Saturday, November 30, 2019**  
**Beginning Promptly at 10:00 a.m.**

The undersigned will offer the below described farm real estate commonly known as the Crosby Farm. The sale is to take place at the Howes Park Community Center, located at 314 N State Street, Annawan, IL. The farm is located 4 miles South of Annawan on N 1300 Street. The farm is located in Section 26, Annawan Township, Henry County, IL.



**PROPERTY TO BE OFFERED IN THE FOLLOWING PARCELS:**

**PARCEL 1** 2.4 Acres (more or less) which includes an approximately 1,700 square foot 2 story home and all outbuildings. Subject to survey.

**PARCEL 2** 197.60 acres (more or less), the W 1/2 of SE 1/4 and the E 1/2 of the SW 1/4 and the SW 1/4 of the SW 1/4 in Section 26 of Annawan Township, Henry County Illinois less the 2.4-acre parcel containing the Dwelling and outbuildings. Subject to a survey.

**PARCEL 3**; 200 acres (more or less) being the combination of Parcel 1 and Parcel 2.

**METHOD OF SALE:** Parcels 1 & 2 will be offered first individually, and then combined for parcel 3. Bidding on Parcel 1 will be in total dollars with the minimum bid raise being \$500. Bidding on Parcels #2 and #3 will be by the acre. Minimum bid raises on these parcels is \$50 per acre.

**FSA Information:** Crop Land Acres: 188.16 Corn Base: Acres 167.48, Yield: 155 bushels per acre. Bean base: 15.92 acres, Yield: 55 bushels per acre.

**TERMS:** 10% down the day of sale. Possession and final settlement will be on February 3, 2020. Trustee's Deed and Title Insurance showing merchantable title will be provided to the buyer. Taxes for 2019 will be paid by the Seller. All subsequent taxes will be paid by the Buyer. The successful bidders will be required to sign a purchase agreement immediately following the auction. A copy of the required contract is available from Roy Holmstrom or Attorney Curtis J Ford of Nash, Nash, Bean & Ford LLP. This property is being sold free, and clear of any encumbrances. Property is sold "AS IS, WHERE IS" free of any expressed or implied warranties by either the seller or the auction company as to the condition of the property. Announcements made the day of the sale take precedence over any prior information whether written or oral. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy is assumed by the seller or the auction company. An ID shall be required.

**AUCTIONEER'S NOTE:** A great chance to own one of Henry Counties most outstanding farms. This farm has been owned by the same family for over 100 years. Don't miss your chance or it may be over another 100 years before it might be available again.

**Owners: Donald & Dorothy Crosby Trust**  
**AUCTION CONDUCTED BY: Holmstrom Realty Services**  
**Atkinson IL 309-944-6423**

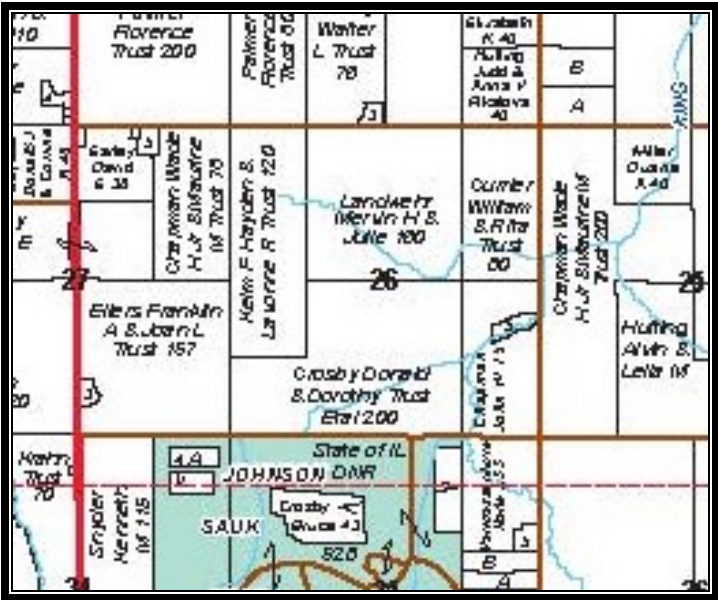
To inspect the premises, obtain a copy of the plat, or for more information, contact  
Roy Holmstrom, Broker, 309-944-4734 or Tim Holmstrom, Broker, 309-944-6423

For more information look at [HolmstromRealEstate.com](http://HolmstromRealEstate.com)

Curtis J Ford, Attorney for the Sellers, 309-944-2188

Nash, Nash, Bean & Ford LLP, 445 US Highway 6 East, Geneseo, IL 61254

**THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT GUARANTEED.**  
**NOT RESPONSIBLE FOR ACCIDENTS THAT MAY OCCUR.**



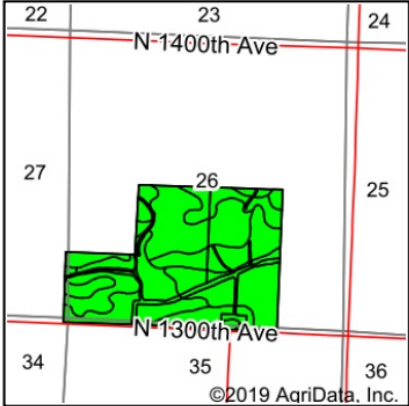
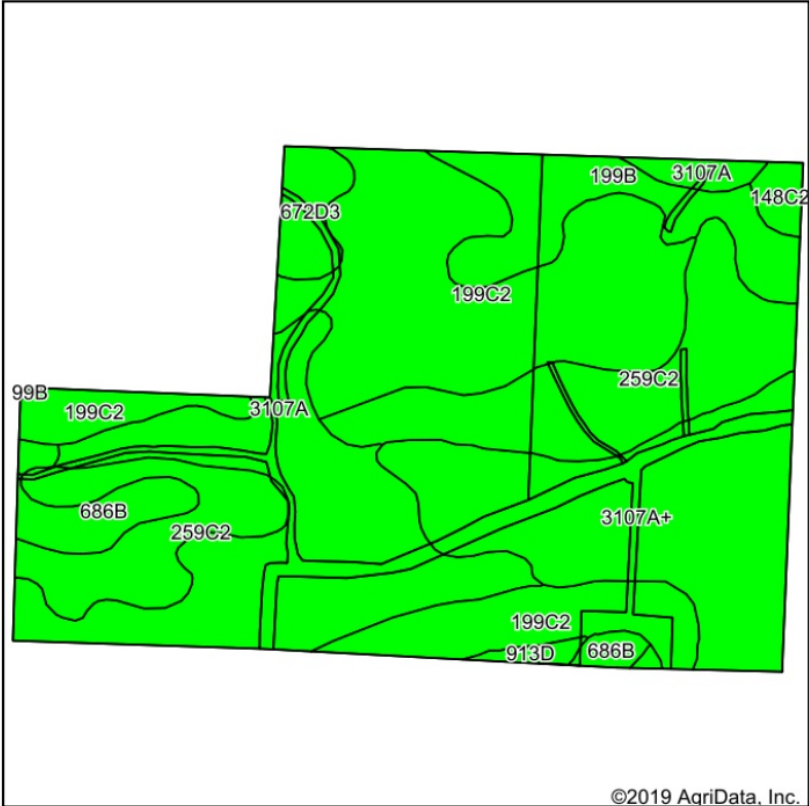
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Potential 2.4 acre parcel with house.



Soils Map



State: Illinois  
County: Henry  
Location: 26-16N-5E  
Township: Annawan  
Acres: 199.33  
Date: 11/1/2019



Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 16								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	56.77	28.5%		FAV	**180	**56	**132
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	40.58	20.4%		FAV	189	60	139
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	37.12	18.6%		FAV	189	60	139
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	36.36	18.2%		FAV	**152	**48	**111
**199B	Plano silt loam, 2 to 5 percent slopes	13.85	6.9%		FAV	**192	**59	**141
**686B	Parkway silt loam, 2 to 5 percent slopes	6.84	3.4%		FAV	**184	**58	**137
**672D3	Crescent loam, 10 to 18 percent slopes, severely eroded	4.64	2.3%		FAV	**128	**41	**95
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	1.87	0.9%		FAV	**172	**54	**126
**913D	Marseilles-Hickory silt loams, 10 to 18 percent slopes	1.30	0.7%		UNF	**123	**41	**92
Weighted Average						177.7	55.9	130.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811  
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>  
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3  
<sup>a</sup> UNF = unfavorable; FAV = favorable  
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



House and garage



Kitchen view



Kitchen view





Living room



Bathroom



Bedroom



Bedroom



Bedroom



Bedroom





Two-year-old furnace



Newer hot water heater and water softener



Machine shed



Bin and corn crib