

**PUBLIC AUCTION OF THE
 DOUBET TRUST FARMS
 80 ACRES, MORE OR LESS
 PRIME PRODUCTIVE FARM LAND**

**Saturday, November 27, 2021
 Auction Will Begin Promptly at 10:00 a.m.**

The undersigned will offer the below described farm real estate commonly known as the Doubet Trust Farm for auction. The sale is to take place at the Galva American legion, located at 45 Wallace St, Galva, IL 61434. The farm are located adjacent to the city of Galva IL off SE Industrial Ave in Section 34 Galva Township, Henry County, IL



DUE TO COVID, MASKS AND SOCIAL DISTANCING MAY BE REQUIRED OR YOU MAY BID BY PHONE BY MAKING ARRANGEMENTS WITH ROY OR TIM HOLMSTROM PRIOR TO THE AUCTION

METHOD OF SALE: The farm will be offered as one parcel. Minimum bid raises \$50 per acre.

FSA & USDA Information: Crop Land Acres: 79.64 Corn Base: Acres 78.00, PLC Yield: 159.00 bushels per acre. Ave PI: 139.8

TERMS: 10% down the day of sale. Final settlement will be within 30 days of auction, at which time possession will be given subject to an existing lease ending in early 2022. A Trust Deed and Title Insurance showing merchantable title will be provided to the buyer. This parcel shall sell “more or less” and no survey will be provided. Taxes for 2021 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 Holmstrom Realty Services or Attorney Mike Massie. 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 to bid.

AUCTIONEER’S NOTE. This is a great farm real estate opportunity. This farm has an excellent location close to the City of Galva and Big River Resources ethanol plant. It has excellent soil types and have been well farmed for years. If you would like to inspect the property, obtain a plat of the property, or for more information contact either Roy or Tim Holmstrom.

OWNERS

Marian J Doubet Trust – Diana J Bush and Stephen C Doubet Co-Trustees

**AUCTION CONDUCTED BY:
 Holmstrom Realty Services
 Atkinson, IL 309-944-6423**

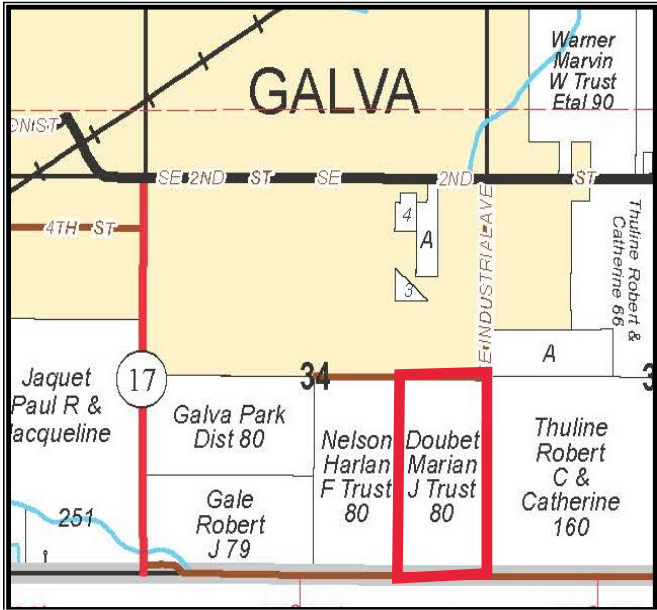
To inspect the premises, obtain a copy of the plat, or for more information contact Roy Holmstrom, Broker, 309-269-0135 or Tim Holmstrom, Broker, 309-944-6423

For more information look at HolmstromRealEstate.com

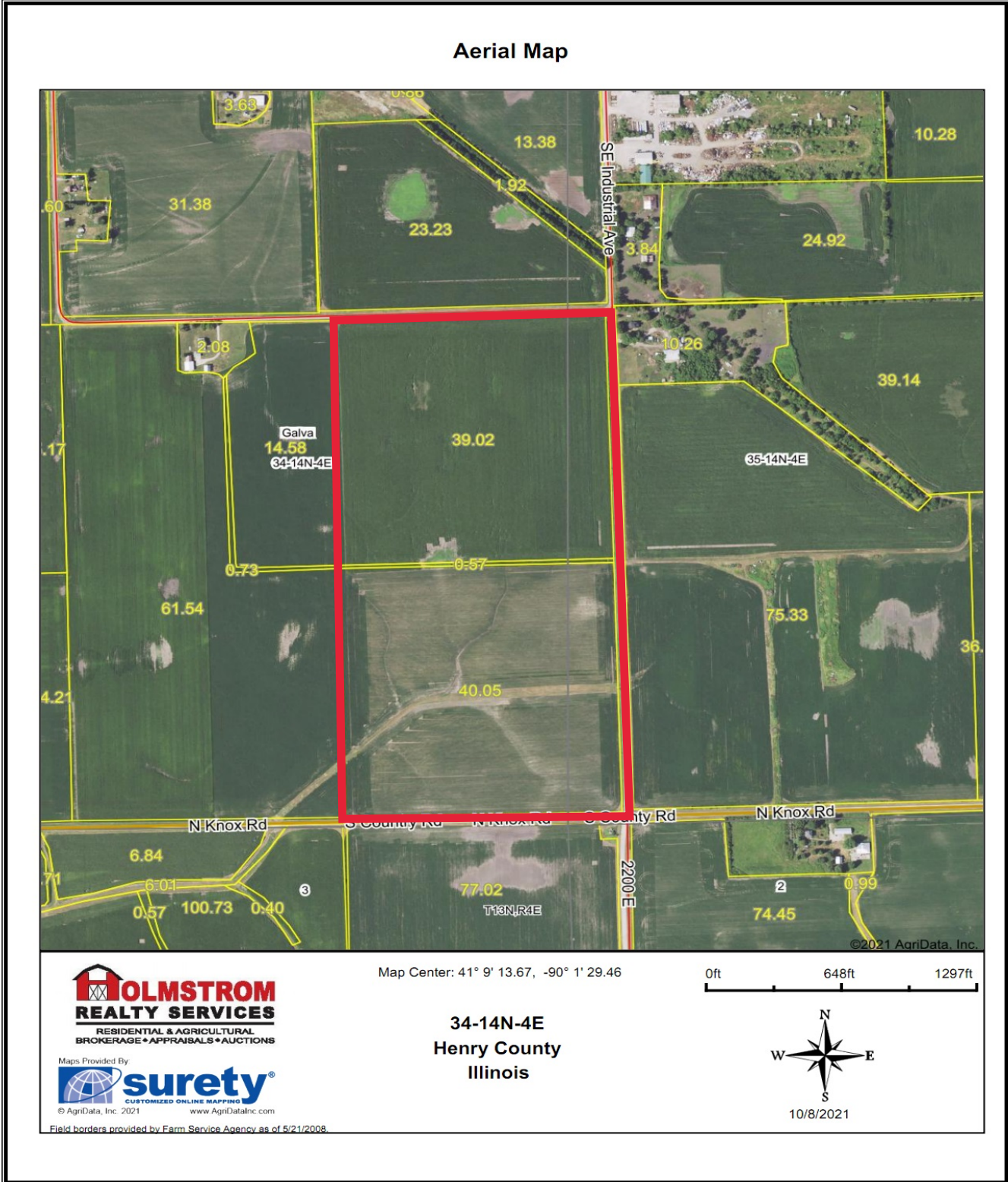
Mike Massie, Attorney for the Sellers, 309-932-2168

Massie & Quick LLC

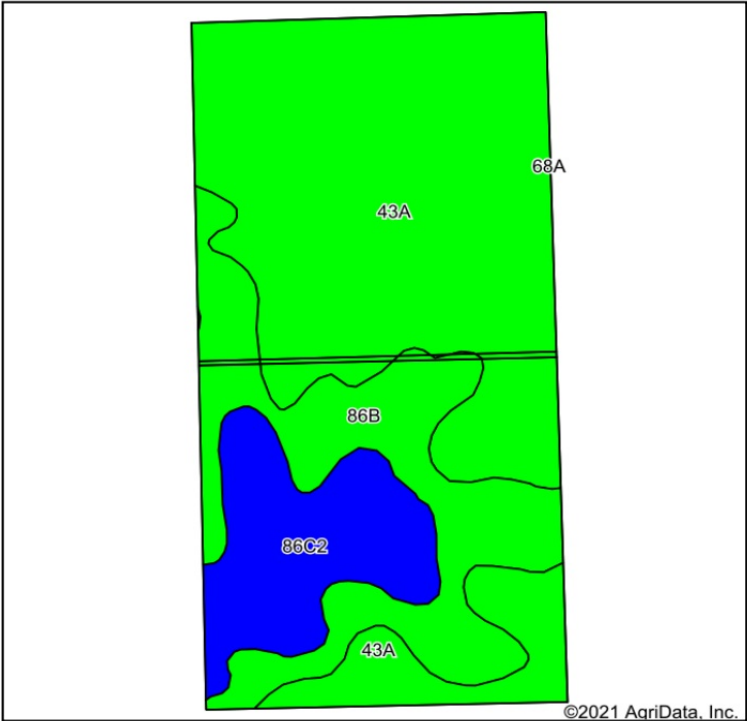
THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT GUARANTEED.
 NOT RESPONSIBLE FOR ACCIDENTS THAT MAY OCCUR.



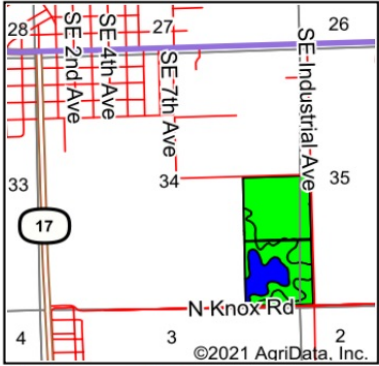
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Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Henry
Location: 34-14N-4E
Township: Galva
Acres: 79.64
Date: 4/11/2021



Maps Provided By:



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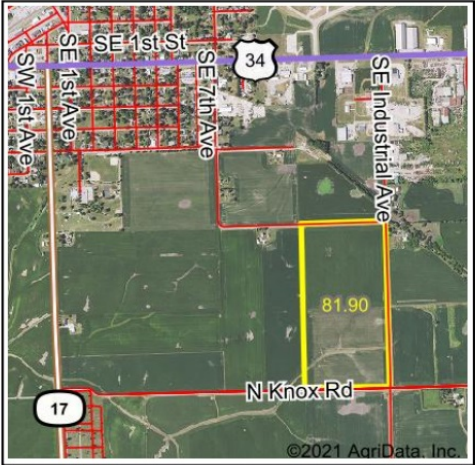
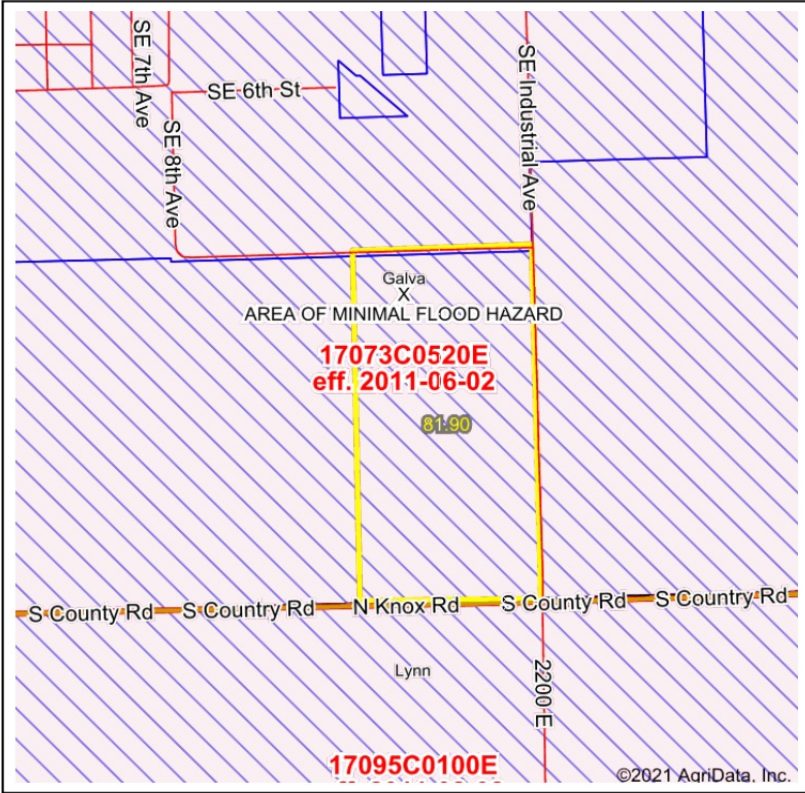
Area Symbol: IL073, Soil Area Version: 17								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	48.20	60.5%		FAV	191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	19.35	24.3%		FAV	**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	12.09	15.2%		FAV	**178	**56	**131
Weighted Average						188.5	60.4	139.8

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
^a 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.

FEMA Report



State: IL Acres: 81.9
County: Henry Date: 4/11/2021
Location: 34-14N-4E
Township: Galva



Name	Number	County	NFIP Participation	Acres	Percent
Henry County Unincorporated Areas	170739	Henry	Regular	80.50	98.3%
City of Galva	170283	Henry	None	1.4	1.7%
Total				81.90	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	81.90	100%
Total			81.90	100%

Panel	Effective Date	Acres	Percent
17073C0520E	6/2/2011	81.9	100%
Total		81.9	100%

Flood related information provided by FEMA