

PUBLIC AUCTION OF THE SAND FARM

225 ACRES, MORE OR LESS
PRODUCTIVE FARM LAND AND TIMBER WITH GREAT RECREATIONAL POSSABILITIES
Saturday, December 7, 2019
Auction Will Begin Promptly at 1:00 p.m.

The undersigned will offer the below described farm real estate commonly known as the Sand Farm for auction. The sale is to take place at the Geneseo Community Center, located at 401 E. North Street, Geneseo, IL. The farm is located 10 miles North East of Geneseo on the Grange Road or 2 miles South of US Route 92 on the Grange Road. The farm is located in Section 28, Loraine Township, Henry County, IL.



Offering 225 acres of a 240 acre parcel less the home and garage, plus 15 acres located in the south west corner of the property. Improvements on the 225 acres are a drying bin, large livestock barn, and a steel machine shed, all in good condition. A hog building and finishing building on the south eastern part of the farm in fair condition. Approximately 130 acres of this farm are tillable and in an excellent state of productivity. The balance is in heavy timber and is one of the best hunting spots in this area.

METHOD OF SALE: The property will be offered as 225 acres, more or less. Bidding will be by the acre. Minimum bid raises will be \$50 per acre.

ASCS Information: Whole Farm Crop Land Acres: 145.67 Corn Base: Acres 143, Yield: 116 bushels per acre. Bean Base .07 Yield 37 Bushels per acre

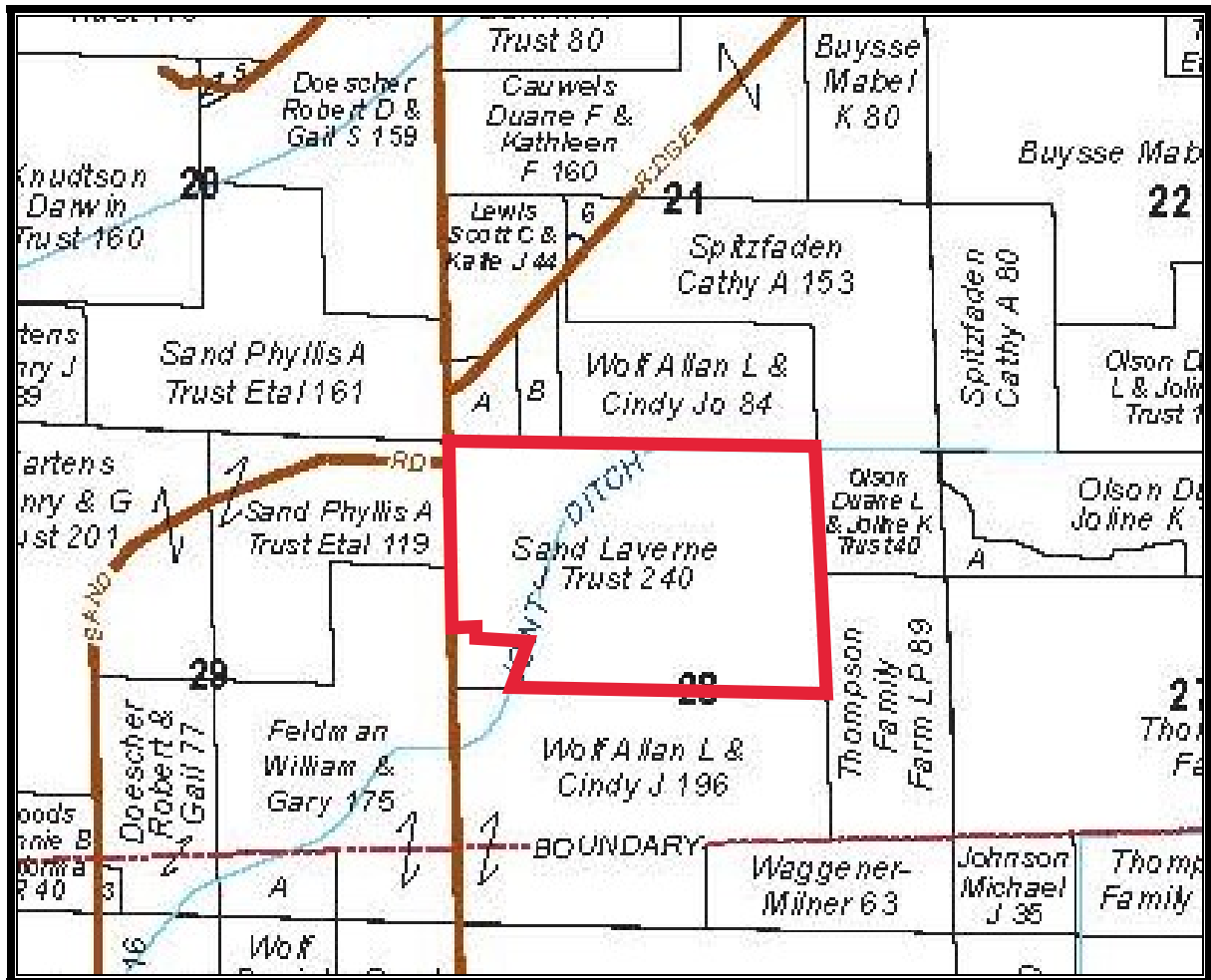
TERMS: 10% down the day of sale. Possession and final settlement will be on March 1, 2020. Deed and Title Insurance showing merchantable title will be provided to the buyer. Prior to closing the seller, at their expense, obtain a survey of the retained portion. Final settlement will be based on 240 acres less the exact acreage in that survey of the retained acreage. 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 Rodger Ray. 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 property would make a good add on or excellent investment opportunity. If you would like a plat of the property and the full terms of the sale contact either Roy or Tim Holmstrom.

OWNER: DAVID SAND

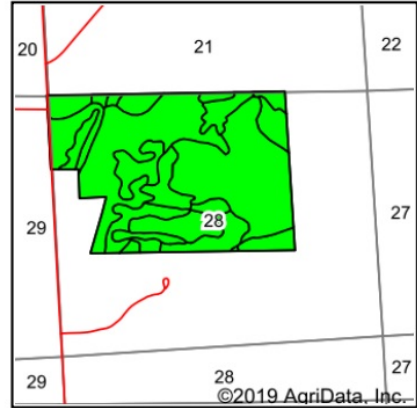
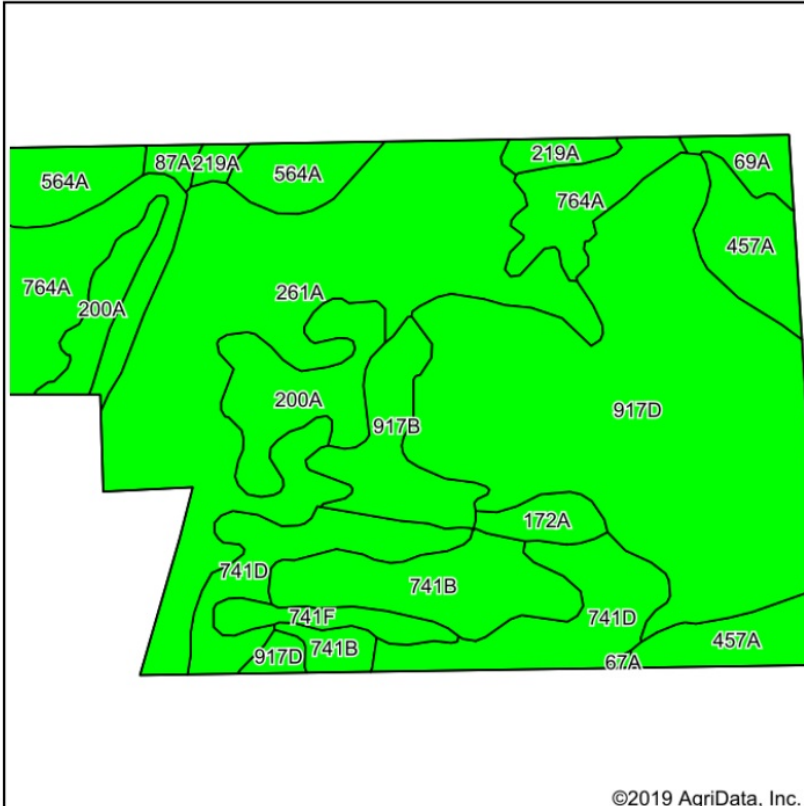
AUCTION CONDUCTED BY: Holmstrom Realty Services
Atkinson, IL 309-944-6423

To inspect the premises, obtain a copy of the plat, or for more information contact
Roy Holmstrom, Broker, 309-944-4734 or Tim Holmstrom, Managing Broker, 309-944-6423
For more information look at HolmstromRealEstate.com
Rodger Ray, Attorney for the Sellers, 309-944-5115
Brown and Ray, 115 North State St., Geneseo, IL



Rockford Maps Publishers, Inc Reproduced with permission from Rockford Maps Publishing, Inc. Rockford, Illinois

Soils Map



State: **Illinois**
 County: **Henry**
 Location: **28-18N-4E**
 Township: **Loraine**
 Acres: **219.25**
 Date: **11/1/2019**



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

Area Symbol: IL073, Soil Area Version: 16								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**917D	Oakville-Tell complex, 7 to 15 percent slopes	62.76	28.6%		FAV	**116	**39	**88
261A	Niota silt loam, 0 to 2 percent slopes	50.48	23.0%		FAV	131	43	98
**741D	Oakville fine sand, 7 to 15 percent slopes	18.77	8.6%		FAV	**100	**35	**76
764A	Coyne fine sandy loam, 0 to 2 percent slopes	18.54	8.5%		FAV	142	47	105
200A	Orio loam, 0 to 2 percent slopes	13.40	6.1%		FAV	147	48	110
**741B	Oakville fine sand, 1 to 7 percent slopes	12.92	5.9%		FAV	**106	**38	**81
457A	Booker silty clay, 0 to 2 percent slopes	11.86	5.4%		FAV	116	41	89
564A	Waukegan silt loam, 0 to 2 percent slopes	9.88	4.5%		FAV	162	53	119
**917B	Oakville-Tell complex, 1 to 7 percent slopes	8.38	3.8%		FAV	**124	**42	**94
**741F	Oakville fine sand, 20 to 30 percent slopes	3.24	1.5%		FAV	**86	**30	**66
172A	Hoopeston sandy loam, 0 to 2 percent slopes	2.74	1.2%		FAV	147	48	109
219A	Millbrook silt loam, 0 to 2 percent slopes	2.63	1.2%		FAV	177	55	129
69A	Milford silty clay loam, 0 to 2 percent slopes	2.50	1.1%		FAV	171	57	128
87A	Dickinson sandy loam, 0 to 2 percent slopes	0.99	0.5%		FAV	142	46	104
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.16	0.1%		FAV	182	57	133
Weighted Average						125.4	42	94.3