

# ~ LAND AUCTION ~

**TUES., NOVEMBER 15, 2016 • 12 P.M.**

**228.6 ACRES, more or less (2 TRACTS)**

**MORGAN COUNTY, IL**

**CROPLAND w/CRP, TIMBER and BUILDINGS**

**TO BE HELD AT 2534 ARNOLD ROAD,  
JACKSONVILLE, IL 62650**

## **KNOWN AS SAMUEL MURPHY FARM**

**SELLERS: RENEE TOBIN and BRENDA MURPHY**

ATTORNEY: CHARLES E. McNEELY  
THOMSON, McNEELY, CREWS, HURST & THIELEN P.C.  
226 WEST STATE, JACKSONVILLE, IL



**MIDDENDORF BROS. AUCTIONEERS**

# AUCTION

**228.6 ± ACRES MORGAN COUNTY, IL LAND**

**EQUIPMENT AND TOOLS**

**TUES., NOV. 15, 2016 at 10:30 A.M.**

**TO BE HELD AT 2534 ARNOLD ROAD, JACKSONVILLE, IL**

**228.6 ± ACRES as 2-TRACTS (to sell at 12 p.m.)**

**GRAIN, CRP AND TIMBER LAND W/FARM BUILDINGS**

Tracts are located approximately four miles east of Jacksonville on both sides of Interstate 72. Tract 1 is on the north side of Arnold Road and Tract 2 is south of Old State Road off of Matson Road.

**VIEWINGS:** 12-1 p.m. on Wednesday, October 26 and Thursday, November 3, at your convenience, or by contacting auctioneers.

**TRACT #1 – 189.6± ACRES:** FSA 152.8 acres cropland. Balance is in CRP, waterways, timber and buildings. (Sections 19 & 20, T15N – R9W)

**TRACT #2 - 39± ACRES:** FSA 39.4 acres cropland. (Section 17, T15N – R9W) access off of Matson Road.

**TOOLS (to sell at 10:30 a.m.)** hand and electrical tools – other items to sell not listed! **EQUIPMENT (to sell at 11:30 a.m.):** JD 3010D, row crop tractor - JD backhoe

**BROCHURE** containing additional information available from auctioneers or [view at middendorfs.com](http://middendorfs.com).

**INSPECTION** at your convenience or by appointment with auctioneers.

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**MIDDENDORF BROS. AUCTIONEERS**

**www.middendorfs.com Jacksonville, IL**

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## SALE TERMS

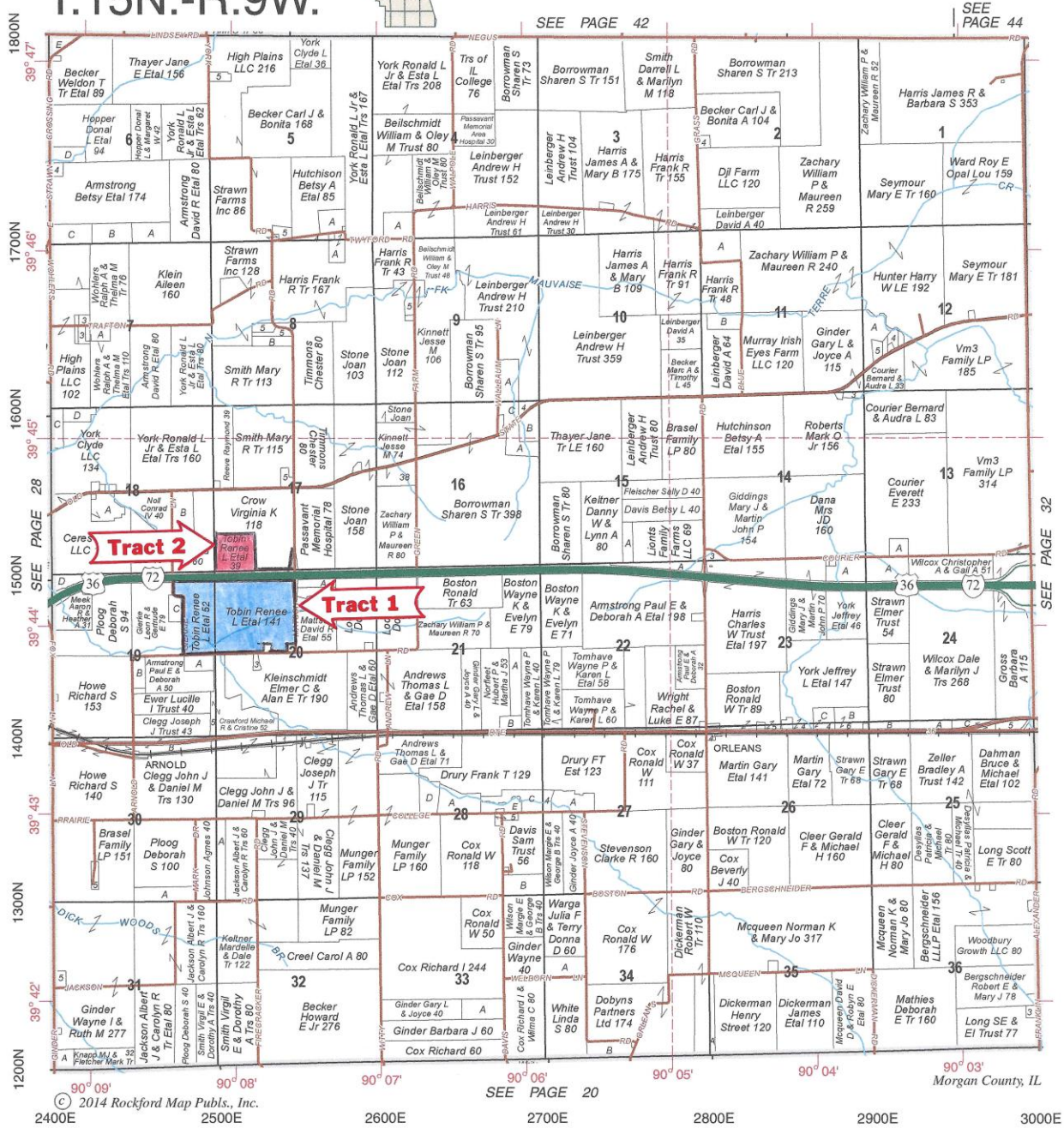
Immediately upon conclusion of auction, Sellers and Buyer(s) shall execute a purchase agreement with Buyer(s) to pay Ten Percent (10%) of purchase price as a non-refundable down payment. Balance due and payable on or before January 9, 2017. **Possession** will be given at time of closing, however, **access** for farming purposes given after execution of Purchase Agreement and Down Payment. Sellers will convey by Warranty Deed and furnish title insurance for amount of purchase price. Procurement of financing shall be the sole responsibility of the Buyer(s), and must be obtained prior to the date of auction. **Real estate taxes:** 2016 taxes payable in 2017 to be paid by Sellers by giving Buyer(s) a credit against the purchase price based upon the 2015 taxes paid in 2016 or best available information. Buyer(s) to assume 2017 and subsequent taxes.

- Land and personal property selling “As Is”
- Sale subject to Sellers’ price approval.
- The two tracts will be sold individually and not offered in any combination.
- The sale will be by the acre as taxed acres.
- Auctioneers reserve the right to set bid increments.

Information contained herein was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liability for any inaccuracies, errors, or omissions is assumed by the owners or their agents. All lines drawn on maps are approximate.

# T.15N.-R.9W.

Refer to page 51 for keyed parcels



**The FARMERS**  
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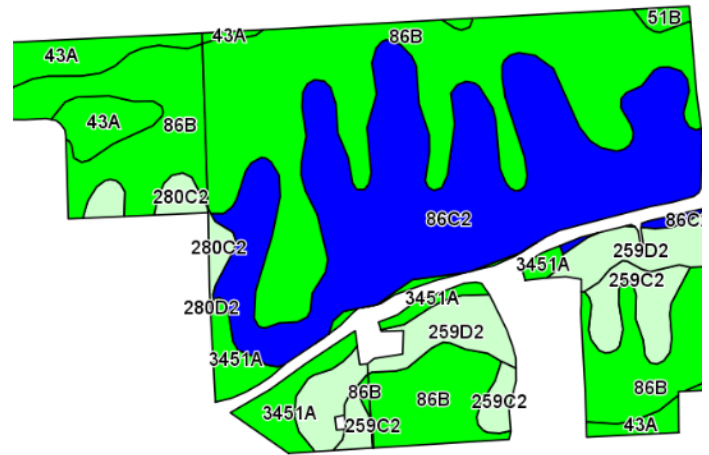
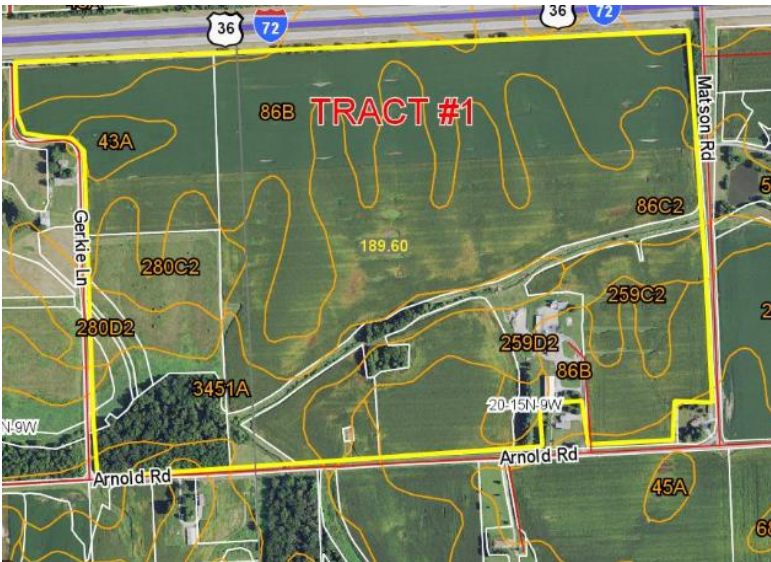
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**SUBJECT TRACT #1 – 189.6± ACRES:** FSA 152.8 acres cropland, CRP 12.6 acres, balance in timber, waterways and buildings site. The CRP program expires December 31, 2018.

**BRIEF LEGAL DESCRIPTION:** Part of the East Half of the Northeast Quarter of Section 19 and the Northwest Quarter of Section 20 except 1.1 acre out of the Southeast Quarter of the Northwest Quarter and 1.38 acres out of the south end of the East Half of the Northwest Quarter of Section 20, All in Township 15 North and Range 9 West of the Third Principal Meridian, Morgan County, Illinois.

Full legal description available upon request from attorney or auctioneer.

**RE TAXES:** - \$5,436.06 (2015 Paid in 2016)

Area Symbol: IL137, Soil Area Version: 6								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**86B	Oscos silt loam, 2 to 5 percent slopes	67.00	43.8%		**189	**59	**74	**140
**86C2	Oscos silt loam, 5 to 10 percent slopes, eroded	48.37	31.6%		**178	**56	**70	**131
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	11.29	7.4%		**145	**46	**58	**106
43A	Ipava silt loam, 0 to 2 percent slopes	8.98	5.9%		191	62	77	142
3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded	7.14	4.7%		190	61	73	140
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	6.43	4.2%		**152	**48	**60	**111
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	2.90	1.9%		**155	**49	**61	**113
**51B	Muscataine silt loam, 2 to 5 percent slopes	0.72	0.5%		**198	**63	**74	**146
<b>Weighted Average</b>					<b>180.3</b>	<b>56.7</b>	<b>70.8</b>	<b>133.1</b>

**TRACT #1**

Alexander waterline has been run to building 3.

1. 126' x 52' Morton building with electricity, gravel floor.
2. 36' x 64' pole building with electricity and concrete floor, 35' x 16' addition on north end and 30' x 8' addition on west end.
3. 82' x 40' pole building with an office, half bath, electricity, Alexander waterline, and concrete floor, it also has an 82' x 24' lean-to with gravel floor.
4. 40' x 36' open end pole building with electricity and concrete floor.
5. 30' x 20' pole building with electric and concrete floor.
6. Scale with electronic reader



**Building 1**



**Building 2**



**Building 3**

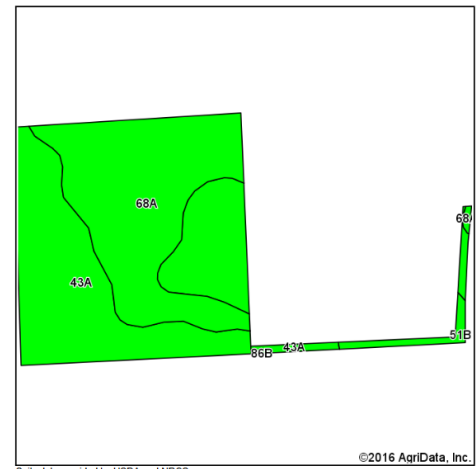


**Buildings 4 & 5**



**Scale w/Bldg 1 in background**





**SUBJECT TRACT #2 – 39± ACRES:**  
**FSA 41.25 acres cropland**

**BRIEF LEGAL DESCRIPTION:**

The Southwest Quarter of the Southwest Quarter of Section 17, Except 1 acre off of the west side of said Quarter Section in Township 15 North and Range 9 West of the Third Principal Meridian, Morgan County, Illinois.

Full legal description available upon request from attorney or auctioneer.

**RE TAXES:**

\$1,555.60 (2015 Paid in 2016)

Area Symbol: IL137, Soil Area Version: 6								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	21.78	52.8%		191	62	77	142
68A	Sable silty clay loam, 0 to 2 percent slopes	18.61	45.1%		192	63	74	143
**51B	Muscataune silt loam, 2 to 5 percent slopes	0.86	2.1%		**198	**63	**74	**146
<b>Weighted Average</b>					<b>191.6</b>	<b>62.5</b>	<b>75.6</b>	<b>142.5</b>



Access off Matson Road



Access from Matson Road to lane north of I-72





# **THANK YOU FOR ATTENDING THIS AUCTION!**

**SELLERS: RENEE TOBIN and BRENDA MURPHY**

**ATTORNEY: CHARLES E. McNEELY  
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**MIDDENDORF BROS.  
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