The Sinclair Family Farm is located a short distance southwest of Jerseyville, IL along South Centennial Road. The farm is further described as being located in Sections 30 & 31, T8N – R11W, Jersey Township & Section 36, T8N – R12W, English Township, Jersey County, IL. The farm represents productive, tillable farmland in addition to recreational acreage, building sites and a home.
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Jersey County, Illinois
LAND AUCTION
THURSDAY, FEBRUARY 28, 2019 AT 6:00 P.M.
Auction to be held at the American Legion Post 492 • Jerseyville, IL

280
ACRES±
Subject to Survey
5 TRACTS

www.SullivanAuctioneers.com

Tract Information
Tract 1 - 100 Acres± (Subject to Survey)
- FSA figures should indicate approx. 81 acres of cropland currently in row crop production
- Crop Productivity Index (PI): 120
- Productive soil types include Greenbush, Assumption, Rozetta, Elco, Osco & Emery
- The balance of the farm is timber & draws which represent white-tailed deer & other wildlife habitat
- Access is at the southeast corner by S Centennial Road

Tract 2 - 40 Acres± (Subject to Survey)
- FSA figures should indicate approx. 39 acres of cropland currently in row crop production
- Crop Productivity Index (PI): 124.6
- Productive soil types include Greenbush, Emery & Assumption
- Access is along the east side by S Centennial Road

Tract 3 - 86 Acres± (Subject to Survey)
- FSA figures should indicate approx. 82 acres of cropland currently in row crop production
- Crop Productivity Index (PI): 121.7
- Productive soil types include Greenbush, Bunkum, Emery, Atterberry & Rozetta
- Access is along the east side by S Centennial Road

Tract 4 - 42 Acres± (Subject to Survey)
- FSA figures should indicate approx. 40 acres of cropland currently in row crop production
- Crop Productivity Index (PI): 123.7
- Productive soil types include Atterberry, Bunkum, Emery, Greenbush, Rozetta, Keomah & Osco
- Access is along the south side by S Centennial Road

Tract 5 - 12 Acres± (Subject to Survey)
- This tract is comprised of mostly rolling pasture/hay ground
- Improved with a 2-story country home and an open front livestock shed
- Potential building sites with rural water available
- Ideally located a short distance southeast of Jerseyville along S Centennial Road (hard surface)

Method & Terms
All 5 tracts are currently being surveyed. Tracts 1-4 will sell on a price per acre basis and will be offered through the marketing method of “Buyer’s Choice”, whereas the high bidder can elect (in any order) any or all tracts (1-4) for their high bid. Auctioning will continue until Tracts 1-4 have been sold. Tract 5 will then be sold for a lump sum total dollar amount. The tracts will NOT be offered in their entirety or in any combinations at the conclusion of the auction.

Immediately following the auction, the successful buyer(s) will be required to enter into a written purchase agreement with the seller and pay ten percent (10%) of the bid price. The balance of the bid price will be due at the time of closing on or before Tuesday, April 9, 2019. Bidding is NOT contingent upon financing. Title insurance in the full amount of the purchase price will be provided by the seller. The 2018 real estate taxes, due and payable in 2019, will be paid by the seller. The 2019 real estate taxes will be paid by the buyer(s). Possession will be given at the time of closing. The farm sells free & clear for the 2019 crop year.

All announcements sale day shall take precedence over any prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is being sold “as is”. 