



# VIRTUAL ONLINE FULTON COUNTY, ILLINOIS

**80.00**  
**Taxable Acres ±**  
**1 Tract**

# LAND AUCTION

**THURSDAY, SEPTEMBER 30, 2021 AT 10:00 A.M.**

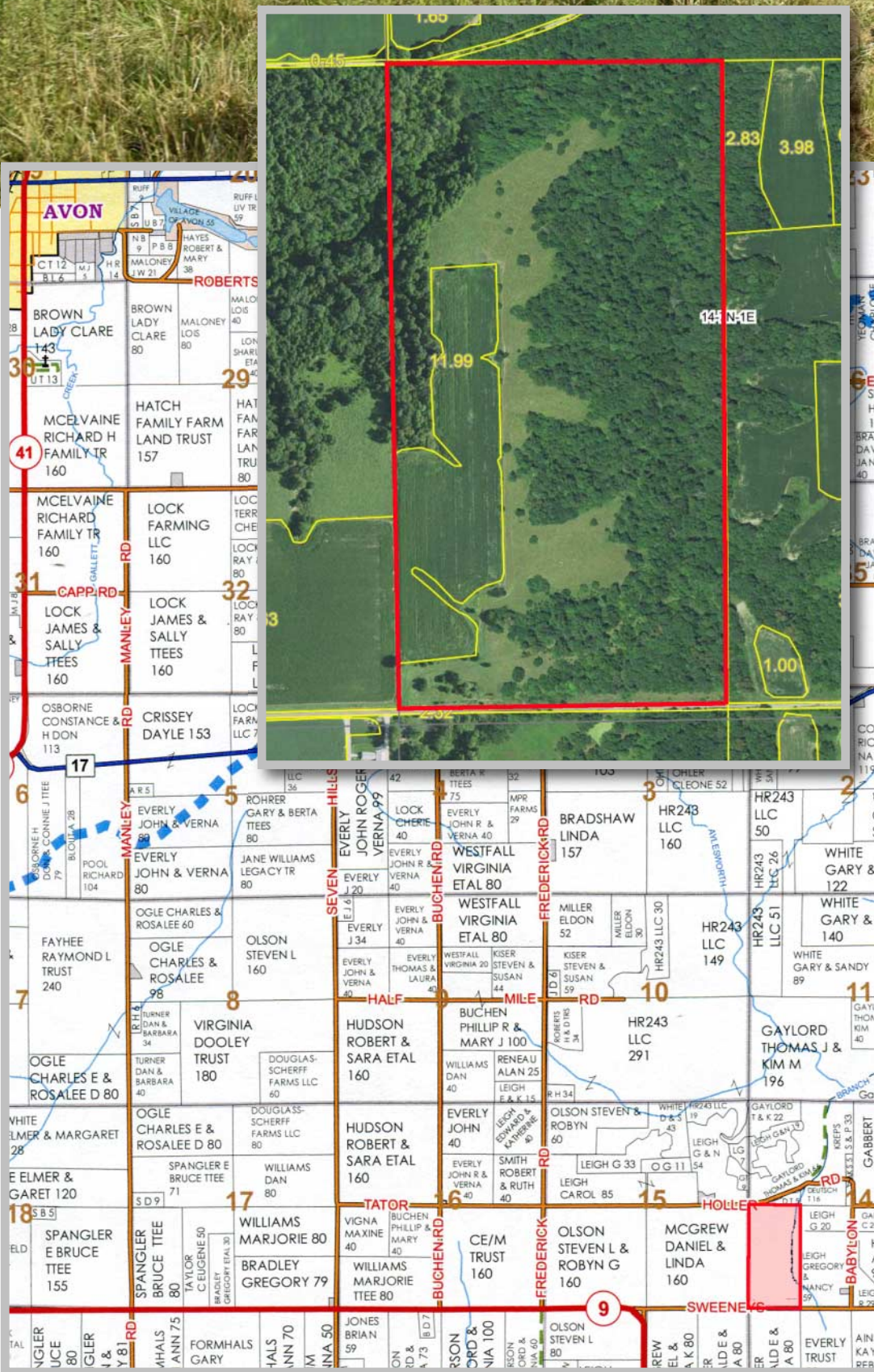


## LOCATION

The Turner farm is located approximately 10 miles east of Bushnell, IL, 18 miles west of Canton, IL, 25 miles south of Galesburg, IL or 25 miles northeast of Macomb, IL. The property is further described as being located in the West Half of the Southwest Quarter of Section 14, T7N-R1E, Lee Township, IL.

## TRACT INFORMATION

- 80.00 taxable acres
- FSA figures should indicate approximately 11.9 cropland acres
- Soil Productivity Index (PI): 118 (tillable acres)
- Soil types include Rozetta & Keomah
- The balance of the farm is in mature timber which offers outstanding outdoor recreational and hunting opportunities with whitetail deer, wild turkey and other wildlife abundant.
- Sweeney Rd. borders the farm along the south side and Tator Holler Rd. touches the farm in the north-west corner



## Auction Managers:

John Sullivan • (844) 847-2161  
Kyle Ferguson • (309) 255-8353



## DAN & BARBARA TURNER SELLER

### Representing Attorney:

Ron Weber • Froehling, Weber & Schell, LLP  
167 Elm Street, Canton, IL 61520  
Phone (309) 245-2474





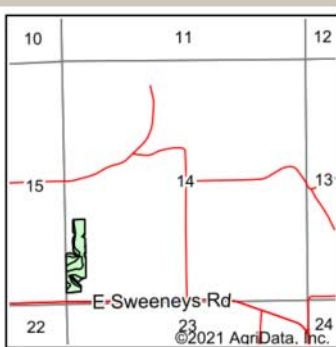
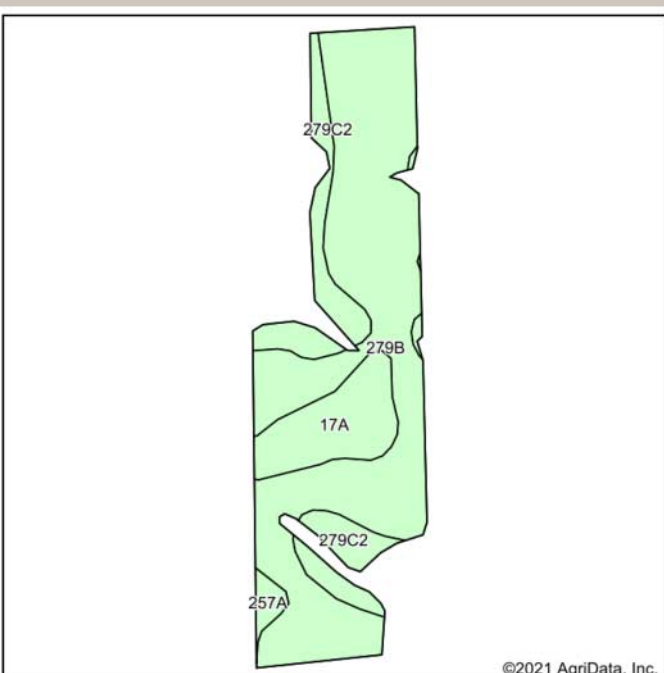
SULLIVAN AUCTIONEERS, LLC  
 1066 E US Hwy 136  
 PO Box 111  
 Hamilton, IL 62341-0111

FIRST CLASS  
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 62301

## METHOD & TERMS

The Turner farm will be sold by the acre on the basis of 80 taxable acres. Immediately following the auction, the successful buyer will be required to sign a real estate sale contract with the seller and pay ten percent (10%) of the bid price as a non-refundable down payment, which will be held in escrow until closing. The balance of the bid price will be due at the time of closing on or before Monday, November 1, 2021. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection. The seller will provide title insurance in the full amount of the purchase price and pay the 2021 real estate taxes due and payable in 2022. The property sells subject to the current 2021 crop year tenancy only. The buyer, after signing the purchase agreement, paying 10% earnest money, and providing proof of liability insurance may enter the farm for the purpose of tillage and recreational purposes. Possession will be given at the time of closing subject to the remaining 2021 crop tenancy.

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, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. The real estate is being sold "As Is".



State: Illinois  
 County: Fulton  
 Location: 14-7N-1E  
 Township: Lee

**SULLIVAN AUCTIONEERS, LLC**



Soils data provided by USDA and NRCS.

Area Symbol: IL057, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	8.32	69.4%	FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	1.95	16.3%	FAV	**153	**47	**60	**78	0	**4.90	0.00	**112
17A	Keomah silt loam, 0 to 2 percent slopes	1.52	12.7%	FAV	161	51	65	83	0	0.00	5.14	119
257A	Clarksdale silt loam, 0 to 2 percent slopes	0.20	1.7%	FAV	174	56	69	89	0	0.00	5.27	128
<b>Weighted Average</b>					<b>160.6</b>	<b>49.7</b>	<b>63.6</b>	<b>82.3</b>	<b>0</b>	<b>4.42</b>	<b>0.74</b>	<b>118</b>