

DAVID DAMHOFF AUCTIONS

18661 Holly Rd-Morrison, IL
815-772-8850 or 815-535-4770 (Cell)

PUBLIC AUCTION

Thursday, January 27, 2022 10:00 A.M.

Auction will be held at:

K's Korner

13030 Galt Rd, Sterling, IL

111 TOTAL ACRES m/l

SELLERS:

DOROTHY VOS ESTATE

Description: This farm contains approximately 111 Acres MOL PI 117 and 107.43 tillable cropland in accordance with data obtained from FSA.

The farm is located in sections 16 & 17 in Genesee Twp Whiteside County.

There is an easement from Pilgram Road approximately 30 Ft wide for Ingrens and Egress.

Parcel Numbers 4-16-100-02, 4-17-200-08

AUCTION CONDUCTED BY:

David Damhoff Auction Service, Morrison, IL

IL Lic # 440.000345

Auctioneer: David Damhoff

ONLINE BIDDING:

On line bidding available through Proxibid, call 815-535-4470, at least 3 days prior to auction.

RE TAXES – 2020 Paid in 2021

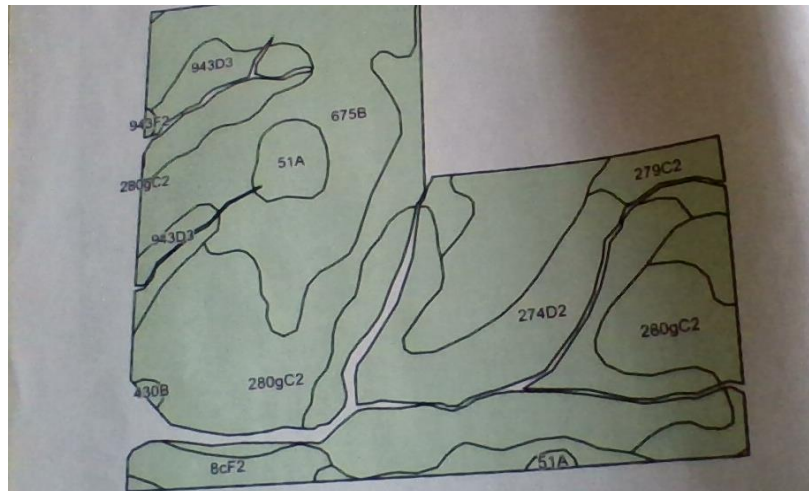
<u>Acres</u>	<u>Taxes</u>
111	

POSSESSION:

At Closing-30 days after sale date

All announcements made the day of the sale take precedence over any written printed material.

PROPERTY MAP:



Code	Soil Description	Slope	Percent	Class	PI	Acres	Total PI
8cF2	Hickory silt loam	18-35%	2.90%	I e	61	3.05	186.05
51A	Muscatine silt loam	0-2%	2.70%	I	147	2.91	427.77
274D2	Seaton silt loam	10-18%	23.80%	III e	107	25.38	2,715.66
279C2	Rozetta silt loam	5-10%	2.80%	III e	112	3.00	336.00
280gC2	Fayette silt loam	5-10%	23.70%	III e	113	25.33	2,862.29
430B	Raddle silt loam	2-5%	0.20%	II e	137	0.24	32.88
675B	Greenbush silt loam	2-5%	36.00%	II e	133	38.40	5,107.20
943D3	Seaton-Timula silt loam	10-18%	7.70%	Vi e	96	8.18	785.28
943F2	Seaton-Timula silt loam	18-35%	0.20%	Vi e	78	0.22	17.16

TERMS OF SALE

- 1.) The farm will be sold by the surveyed acres. Survey will be provided by the Sellers.
- 2.) Bidding shall be based on the dollar amount per acre. Final bid is subject to sellers' approval.
- 3.) The successful bidder will be required to enter into a standard purchase agreement contract. 10% of the contract purchase price will be due immediately following the auction. The balance will be due on or before 30 days.
- 4.) Financing- Your bidding is not conditional upon financing.
- 5.) Real Estate Taxes-The seller shall credit the buyer at closing for the 2021 taxes payable in 2022 based on the most recent ascertainable information. Buyer to pay 2021 taxes when due.
- 6.) The seller shall provide a title insurance policy in the amount of the purchaser price of the subject property.
- 7.) The property is being sold as "AS IS" condition, with no implied warranties of any kind.
- 8.) The information is believed to be accurate. However, we strongly urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions.
- 9.) All announcements made the day of the sale take precedence over any printed material.