

DAVID DAMHOFF AUCTIONS

18661 Holly Rd - Morrison, IL
815-772-8850 or 815-535-4470 (Cell)

PUBLIC AUCTION

Thursday, January 20, 2022 10:00 A.M.

Auction will be held at:

K's Korner
13030 Galt Rd, Sterling, IL

156 Total Acres m/l

Property will be offered as 2 separate parcels and then as a combined single parcel

Property Location – Jordan Township, Whiteside County
4 Miles North of Sterling on Route 40

Sellers:

Derik Damhoff & Dustin Damhoff

Parcel I (North Parcel):

Part of Section 29 – Jordan Township, Whiteside County, IL
82.519 Acres MOL with FSA 69.23 MOL Tillable Acres – P.I. 107
Corner of IL Route 40 and Capp Road, Approximately ½ mile north of the intersection of Rt 40 and Quinn Road

Parcel II (South Parcel):

Part of Section 29 – Jordan Township, Whiteside County, IL
73.477 Acres MOL with FSA 67.77 MOL Tillable Acres – P.I. 113
Corner of IL Route 40 and Capp Road, Approximately ½ mile north of the intersection of Rt 40 and Quinn Road

Parcel III (North & South Parcel Combined):

Part of Section 29 – Jordan Township, Whiteside County, IL
155.966 Acres MOL with FSA 137 MOL Tillable Acres – P.I. 110

Auction Conducted By:

David Damhoff Auction Service, Morrison, IL
IL Lic # 440.000345
Auctioneer: Rick Rediger

ON LINE BIDDING:

On line bidding available through Proxibid, call 815-699-7999, at least 3 business days prior to auction.

RE TAXES – 2020 paid in 2021

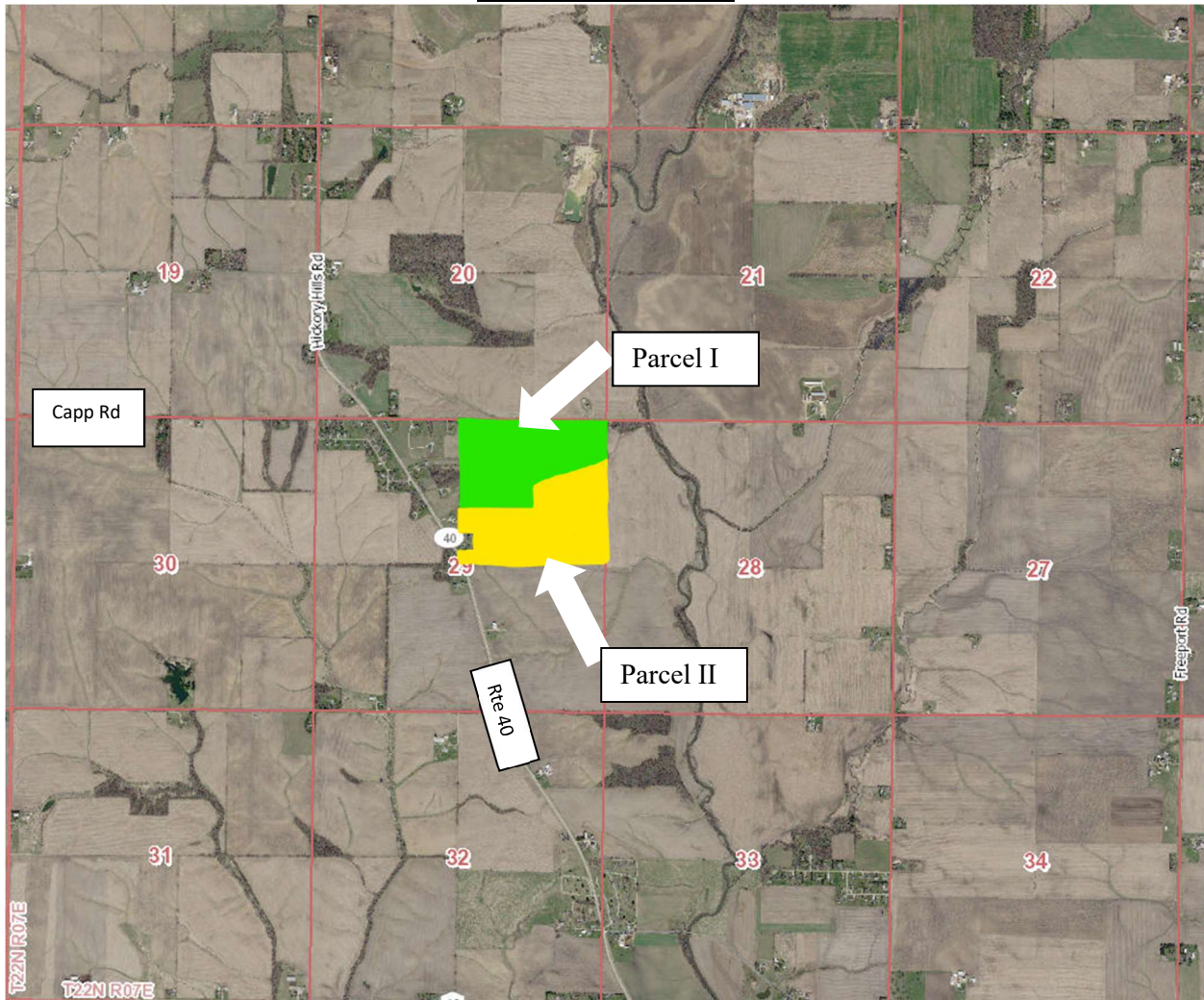
	<u>Parcel #</u>	<u>Acres</u>	<u>Taxes</u>
Parcel I	05-29-200-002	82.519	\$1,233.34
Parcel II	05-29-200-003	73.477	\$1,340.38

POSSESSION:

At Closing - 30 days after sale date

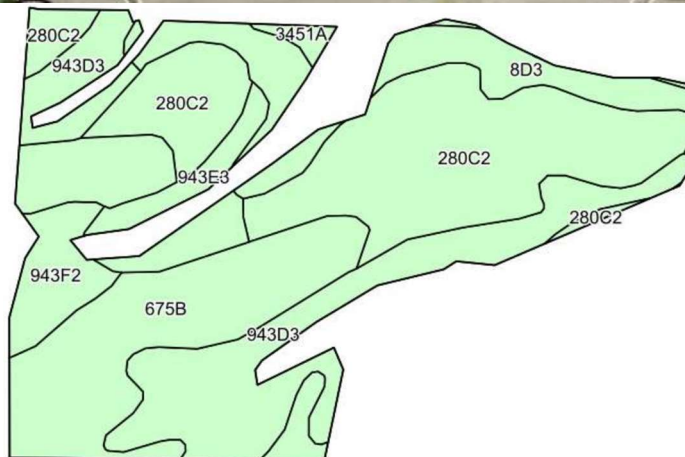
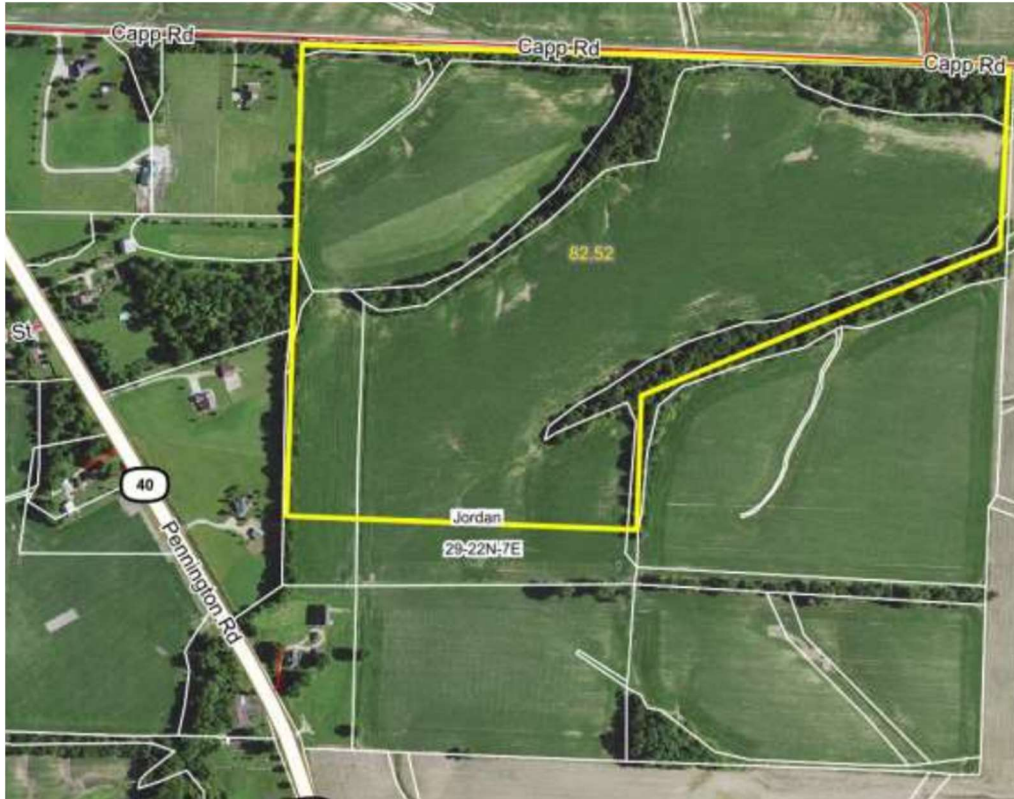
All announcements made the day of the sale take precedence over any previously printed material.

PROPERTY MAP:



Parcel I (North Parcel) – Soils Information

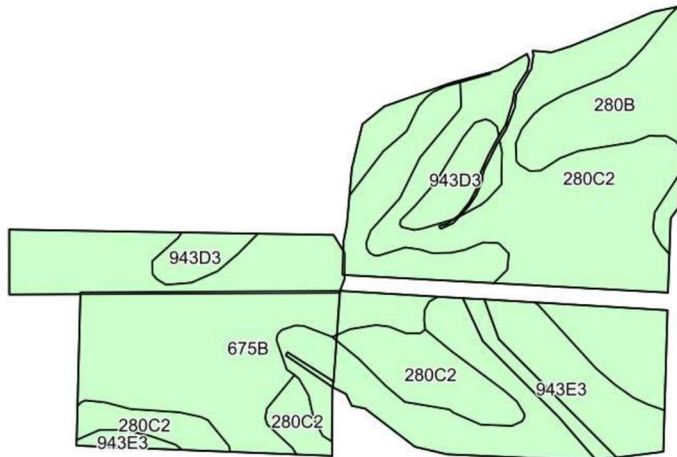
82.519 acres MOL with 69.23 MOL Tillable Acres – P.I. 107



Code	Soil Description	Slope	Percent	Class	PI
8D3	Hickory clay loam	10-18%	10.80%	IV e	75
280C2	Fayette silt loam	5-10%	31.90%	IIIe	113
675B	Greenbush silt loam	2-5%	25.20%	II e	133
943D3	Seaton-Timula silt loams	10-18%	21.30%	VI e	96
943 E3	Seaton-Timula silt loams	18-25%	5.10%	VIIe	80
943F2	Seaton-Timula silt loams	18-35%	4.80%	VI e	78
3415A	Orion silt loam	0-2%	1.00%	IIIw	118
Totals					
Average Productivity Index					107

Parcel II (South Parcel) – Soils Information

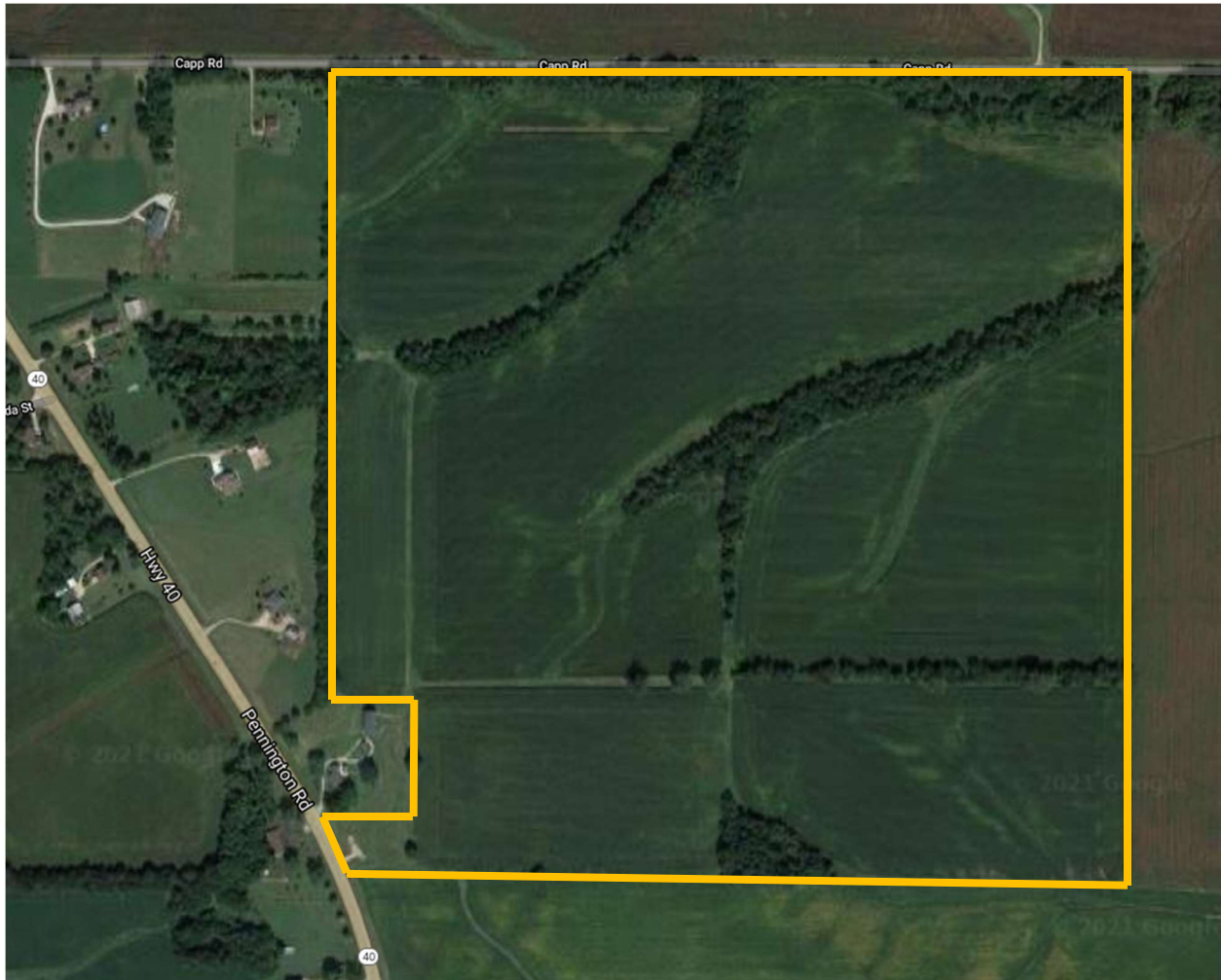
73.477 acres MOL with 67.77 MOL Tillable Acres – P.I. 113



Code	Soil Description	Slope	Percent	Class	PI
280B	Fayette silt loam	2-5%	7.60%	II e	121
280C2	Fayette silt loam	5-10%	35.30%	III e	113
675B	Greenbush silt loam	2-5%	32.50%	II e	133
943D3	Seaton-Timula silt loams	10-18%	6.40%	VI e	96
943 E3	Seaton-Timula silt loams	18-25%	18.20%	VII e	80
Totals					
Average Productivity Index					113

Parcel III (North & South Parcel) – Soils Information

155.966 acres MOL with 137 MOL Tillable Acres – P.I. 110



TERMS OF SALE

1. All Parcels will be sold by the surveyed area. Survey will be provided by the Sellers.
2. Property to be offered for sale in 3 separate parcels. Bidding shall be based on the dollar amount per acre based on Parcel I, Parcel II and/or Parcel III. The 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.