

Peoria County Farmland

LAND AUCTION

Friday- August 27th- 11 A.M.

Hauk Family Farm 127.85 Acres +/-

Auction Location: This auction will be conducted at the Country Inn & Suites 5039 W. Landens Way, Peoria, IL.



Tract Description: 6121 West Pottstown Road, Peoria, IL 61615

This is an improved tract of farmland with a single family home, outbuildings and grain storage. Bidders will bid on a per acre basis. Topography of the property is gently undulating to hilly in areas. The property is improved with several grass waterways, access onto the farm is average. Access onto the property is made via Pottsville Rd.

Farm Information & Location:

This property is located in Section 27 in Kickapoo Township, Peoria County- just 2 miles west of Peoria and 2 miles from Wildlife Prairie Park. Auction signs currently mark the property.

Tax ID Number: 13-27-300-003

Current Taxes: \$3,130.24

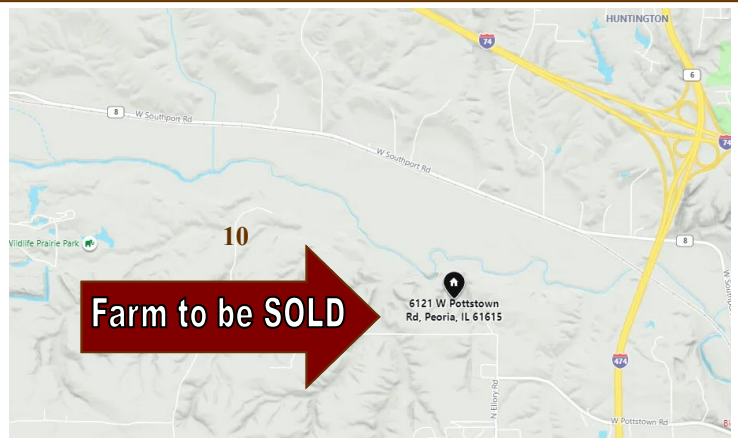
Legal Descriptions: A part of the southwest quarter, section twenty-seven, township nine north, range seven east of the fourth principal meridian, more particularly described as follows: All that part southwest quarter of section twenty-seven lying south of center line of Kickapoo Creek, situate, lying and being in Peoria County, Illinois.

FSA Information

Farm Number: 6153 Tract Number: 5377
Farmland Acres: 127.02 Cropland Acres: 54.76
Effective DCP: 54.76

HEL: Field on tract Wetland: Determination not complete
Improvements: Single family home
(2) Machine sheds
(2) Barns
Grain Storage

Kyle & Kathy Hauk- Sellers



Auction Terms: terms & conditions may be found on the back of the brochure.

(217) 876-7700 or (217) 935-3245



www.heartlandaggroup.com
www.martinauction.com

Auction Terms & Conditions

Auction Date & Location: Martin Auction Services, L.L.C. ("Auctioneer") will offer the property for sale/ public auction the property listed in this brochure. The Auctioneer will represent the Seller at this event. This auction will take place on Friday, August 27th, at 11:00 A.M. at the Comfort Inn & Suites, 5039 W. Landens Way, Peoria, IL. Auction registration will begin at 10 a.m.

Bidder Registration: All bidders will be required to register to bid at the auction.

Auction Procedures: Conduct of the auction will be the sole discretion of the Auctioneer. This property will be bid on "by the acre", the Auctioneer has the right to reject any bids and will be the final authority as to the bidding increments. Auctioneer reserves the right and authority to eject any person from the auction for any reasonable grounds deemed appropriate by the Auctioneer. Announcements made by the Auctioneer at the auction will supersede any prior written or oral information.

Real Estate Sales Contract: The property is offered for sale on and subject to the terms and conditions contained in the Real Estate Sales Contract. A copy of the contract may be found on-line at www.martinauction.com or one may be obtained from the Auctioneer prior to the auction for review. The terms of the Sales Contract supersede any conflicting terms of sale contained herein. **Bidders and their attorney should review the sales contract prior to the auction.**

Winning Bidder: Each winning bidder will be required to

- place a down-payment equal to 10% of the total purchase price of the land of a check to the Auctioneer, and
- enter into a Sales Contract with the seller for the prospective property. Closing of the auction will occur within 30 days of the auction, unless otherwise mutually agreed upon by the Seller and Bidder. A title policy will be provided to the successful bidder at closing. Possession will be given after the crop is harvested.
- Seller will pay the 2021 taxes, the buyer will assume all taxes thereafter.

Financing: This property is not contingent upon the Purchaser's ability to obtain financing.

Possession: Possession will be conveyed after the crop is harvested.

Additional Information: Supporting property information is available from the Auction Company prior to the Auction. All data is believed to be correct but is subject to bidder verification. All items are subject to the terms found within the Real Estate Contract. Information contained within this brochure, any bidder information packages or the website has been obtained from the Seller and other sources deemed to be reliable. However, neither the Seller, Auctioneer nor their agents make any representations or warranties as to the accuracy or completeness of this information. **Each prospective bidder must undertake and rely on his or her own investigation of the property.**

Exclusion of Property: Martin Auction Services, L.L.C. and the Seller reserves the right to withdraw any property before or during the auction, and to sell any property prior to the auction without notice.

Additional Conditions: Seller and Auctioneer reserve the absolute right in their sole discretion to amend these procedures, terms and conditions at or before the auction. To the extent there is any conflict between the provisions of these procedures, terms and conditions as set forth herein and in any Sales Contract, the terms of the Contract shall govern. Auctioneer has the right, in his sole discretion to postpone, or cancel the auction in whole or in part and to modify or add any terms and conditions of the auction and to announce such modifications or additional terms and conditions prior to or during the auction. All bidders acknowledge that the Auctioneer does NOT have an ownership interest in the property and therefore all bidders acknowledge that the Auctioneer is NOT responsible for any actions or inactions by the Seller regarding the Seller's obligations under the Sales Contract. Except as expressly stated in this document, these procedures, terms and conditions do not create any legal obligations on auctioneer or the seller. If auctioneer or the seller fails to comply with any of these procedures, terms and conditions for any reason, neither the auctioneer nor the seller

shall have any liability or obligation whatsoever. These procedures, terms and conditions nevertheless are binding upon and must be complied with by any person or entity submitting a bid. The Seller will be bound only by the provisions of the actual Sales Contract as and when executed and delivered by each party thereto.

All attached images and maps are not to scale and should not be relied upon for any true measurements or boundary lines. P.I Chart shows approximate acres and approximate weighted productivity index as described by the University of Illinois.

Soil Map -(not to scale)



Weighted Productivity Index

127.85 Acres in Section 27 Kickapoo Township, Peoria County							
Soil Name	Acres	% of Farm			Estimated yield per acre		Productivity Index (811)
		Corn	Soybeans	Wheat			
Camden silt loam	23.83	45.3%	147.5	45.5	57.4	117.8	
Alvin fine sandy loam	13.21	25.1%	120.2	39.2	47.2	98.8	
St. Charles silt loam	4.46	8.5%	149.5	46.5	58.4	120.8	
Camden silt loam	3.44	6.5%	138.6	42.8	53.9	110.7	
Starks silt loam	3.37	6.4%	147.0	46.0	57.0	119.0	
Jules silt loam	2.75	5.2%	153.0	47.0	57.0	122.0	
Paxico silt loam	1.18	2.2%	150.0	46.0	57.0	120.0	
Chute fine sand	0.30	0.6%	70.4	24.8	27.2	60.0	
Marseilles silt loam (e)	0.10	0.2%	103.2	34.4	41.6	85.6	
Weighted Averages	52.64	100%	140.0	43.8	54.4	112.8	
Non-tillable	75.21						
Total	127.85						



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