

# PUBLIC LAND AUCTION

## 90.77 ACRES UNIMPROVED FARMLAND

Located in the South 1/2 of Section 34 Clarion Twp. Bureau County IL  
Open Tenancy for 2015

SALE WILL BE CONDUCTED AT ST. PETER AND PAUL PARISH HALL IN PETERSTOWN, IL  
3888 E 1ST RD. MENDOTA, IL

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### THURSDAY, APRIL 2<sup>ND</sup>, 2015

11:00 a.m.

NOT RESPONSIBLE FOR ACCIDENTS

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#### DIRECTIONS TO AUCTION SITE:

RT. 251 SOUTH OF MENDOTA 2.5 MILES TO N 39TH RD. WEST 1 MILE TO E 1ST RD THEN SOUTH TO PARISH HALL

#### DIRECTIONS TO PROPERTY:

WEST OF MENDOTA 1 1/2 MILES ON RT. 34 TO MERIDIAN RD. SOUTH 3 1/2 MILES TO 2400 N RD WEST 2 MILES TO THE PROPERTY

#### LEGAL DESCRIPTION:

PART OF THE E 1/4 OF THE SW 1/4 AND PART OF THE W 1/2 OF THE SE 1/4 OF SECTION 34 CLARION TOWNSHIP BUREAU COUNTY

**Pin # 06-34-300-002**

**Taxes: \$2,363.62**

#### PREDOMINATE SOILS:

CATLIN & MUSCATUNE WITH A WEIGHTED AVERAGE CORN YIELD OF 184

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#### TERMS OF SALE:

Terms: 1) The property will be offered on a bid price per acre times 90.77 acres. 2) The successful bidder(s) will be required to pay 10% of the successful bid price on the day of the auction. The balance will be due on or before April 30<sup>th</sup> 2015 when title will be given upon closing. The successful bidder(s) will be required to enter into a contract for sale of Real Estate on the day of auction, which shall embody the terms of sale. 3) Title will be by a Commitment of Title Insurance as issued by a reputable Title Insurance Company subject to the usual and customary conditions and exceptions contained in said policies. At the time of final settlement an Owners Policy of Title Insurance licensed in Illinois subject to the exceptions in the amount of the sales price will be furnished to the successful bidder(s). 4) The sale will be subject to the following: (A) General Real Estate Taxes for the year 2014 will be paid by the sellers by giving purchaser(s) credit at closing based on the 2013 Real Estate Taxes. (B) Buildings lines, easement, covenants and restrictions of record. (C) Rights of way for drainage ditches, drain tiles, feeders and laterals. (D) Easements of record and public utility easements. (E) Rights of public, the State of Illinois, the County of Bureau, and the municipalities in and part of the premises, if being used for highways and roads. 5) The seller reserves the right to reject any and all bids. 6) For inspection of the property, a copy of the Title commitment or further information contact the auctioneers. 8) All announcements the day of the sale take precedence over printed material

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OWNER: JOSEPH L HAPP ETUX

ATTORNEY FOR SELLER:  
GUILFOYLE LAW FIRM  
1316 MERIDEN STREET  
MENDOTA, IL 61342  
815-539-6711

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#### AUCTIONEERS:

JOE McCONVILLE  
MARTY McCONVILLE  
DICK McCONVILLE



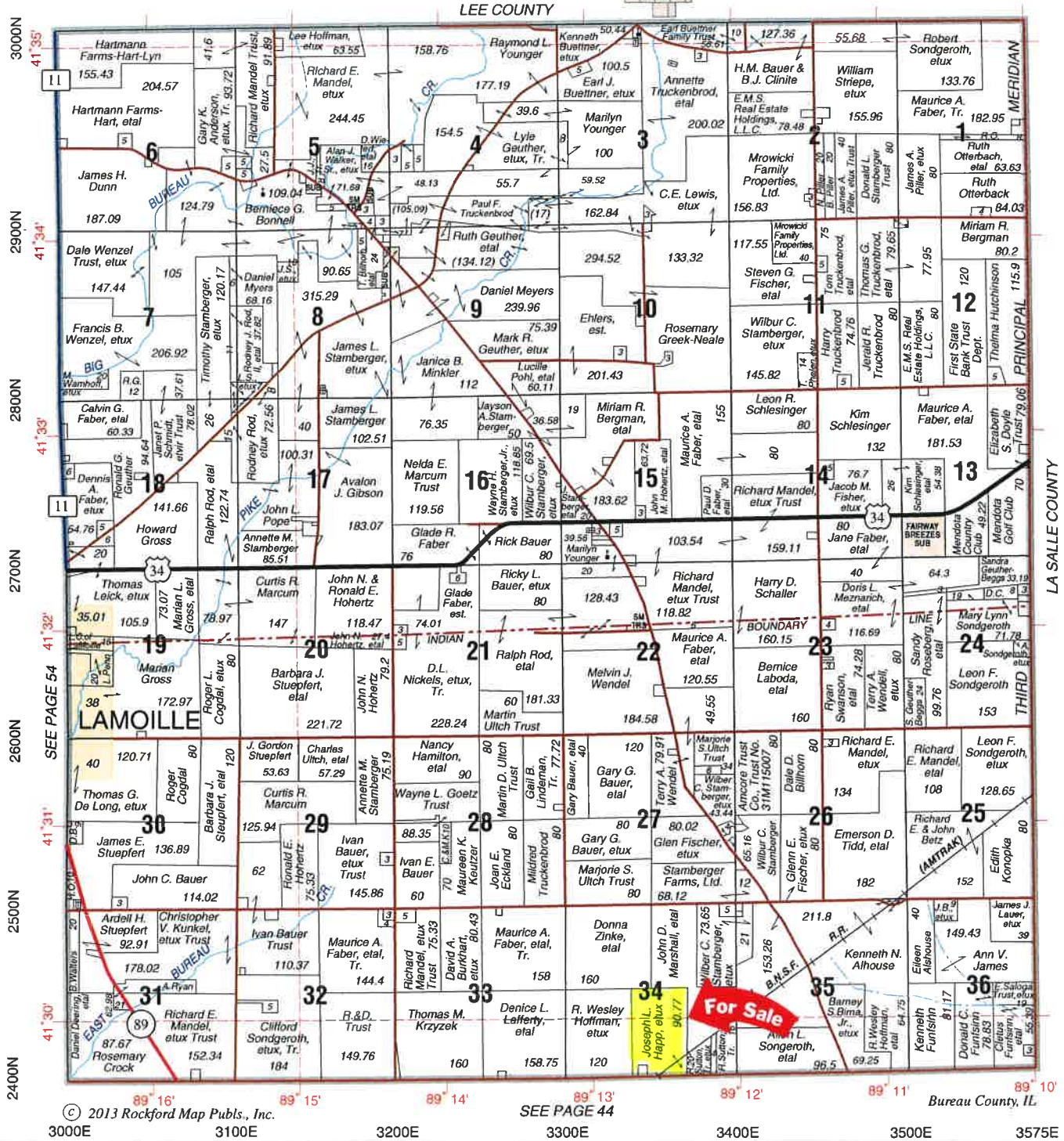
815-539-5673  
815-712-1709  
815-246-7020

FOR A FULL PACKET W/ AERIAL PHOTO, SOIL MAP, ETC. VISIT OUR WEBSITE AT

[WWW.McCONVILLEREALTY.COM](http://WWW.McCONVILLEREALTY.COM)

# CLARION

# T.18N.-R.11E.



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 3000E 3100E 3200E 3300E 3400E 3500E 3575E  
 Bureau County, IL

## MERIDEN GRAIN CO.

HIGH QUALITY DRY FERTILIZER  
 FARM CHEMICALS & 28% SOLUTION — SOIL TESTING — CUSTOM APPLICATION  
**Contact Randy Ganschow - Mobile: 739-6078 — Bernie Henkel - Mobile: 739-6079**

**Mike McKeague - Mobile: 739-6077**

FULL SERVICE SALES REPRESENTATIVE FOR PIONEER® BRAND PRODUCTS

**Phone: (815) 539-6904**

684 North 44th Road — Mendota, Illinois 61342

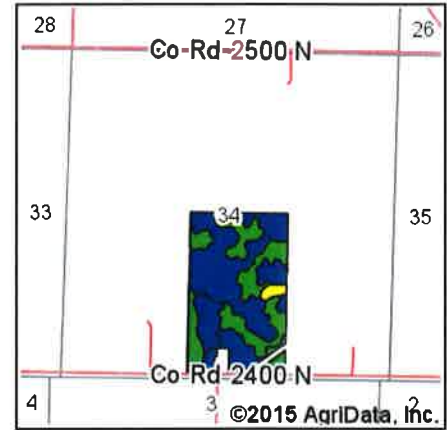
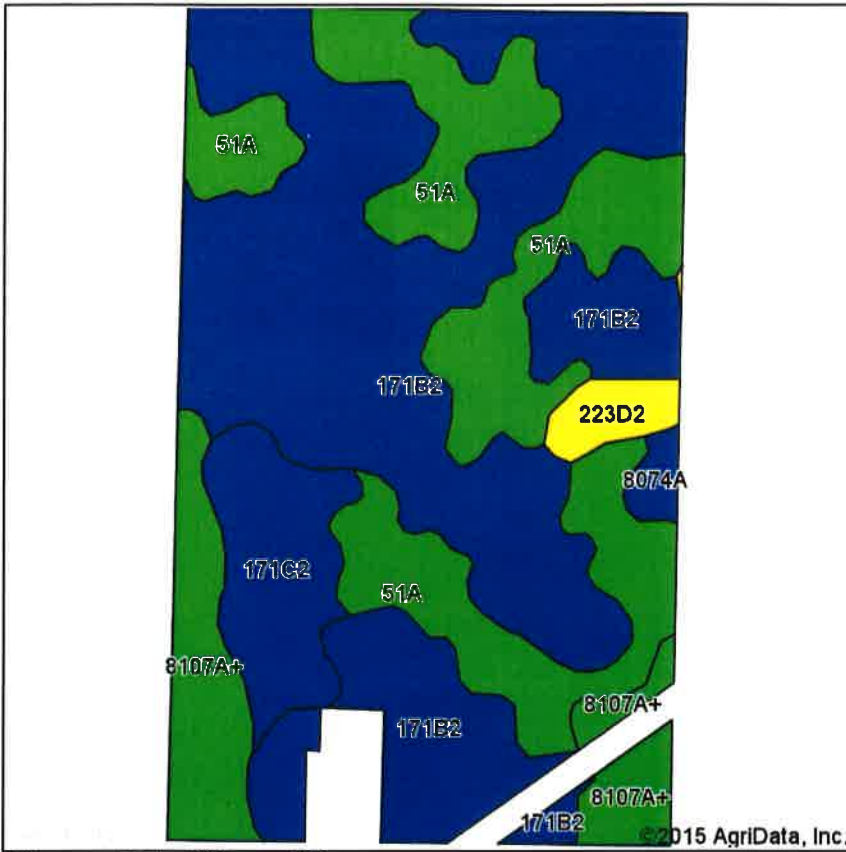


**PIONEER.**  
A DuPont Business



**PIONEER.**  
A DuPont Business

# Soil Map



State: **Illinois**  
 County: **Bureau**  
 Location: **34-18N-11E**  
 Township: **Clarion**  
 Acres: **91.61**  
 Date: **3/5/2015**

McConville Realty & Auctioneering



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL011, Soil Area Version: 12

| Code                    | Soil Description   | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A    | Soybeans Bu/A | Crop productivity index for optimum management |
|-------------------------|--|-------|------------------|-------------------------------------|--------------|---------------|--|
| **171B2                 | Catlin silt loam, 2 to 5 percent slopes, eroded                          | 48.49 | 52.9%            |                                     | **178        | **56          | **131  |
| 51A                     | Muscataune silt loam, 0 to 2 percent slopes                              | 24.90 | 27.2%            |                                     | 200          | 64            | 147  |
| 8107A+                  | Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash | 8.34  | 9.1%             |                                     | 189          | 60            | 139  |
| **171C2                 | Catlin silt loam, 5 to 10 percent slopes, eroded                         | 7.14  | 7.8%             |                                     | **174        | **55          | **128  |
| **223D2                 | Varna silt loam, 6 to 12 percent slopes, eroded                          | 1.85  | 2.0%             |                                     | **147        | **47          | **108  |
| 8074A                   | Radford silt loam, 0 to 2 percent slopes, occasionally flooded           | 0.89  | 1.0%             |                                     | 186          | 58            | 136  |
| <b>Weighted Average</b> |  |       |                  |                                     | <b>184.1</b> | <b>58.3</b>   | <b>135.4</b>                                   |

Area Symbol: IL011, Soil Area Version: 12

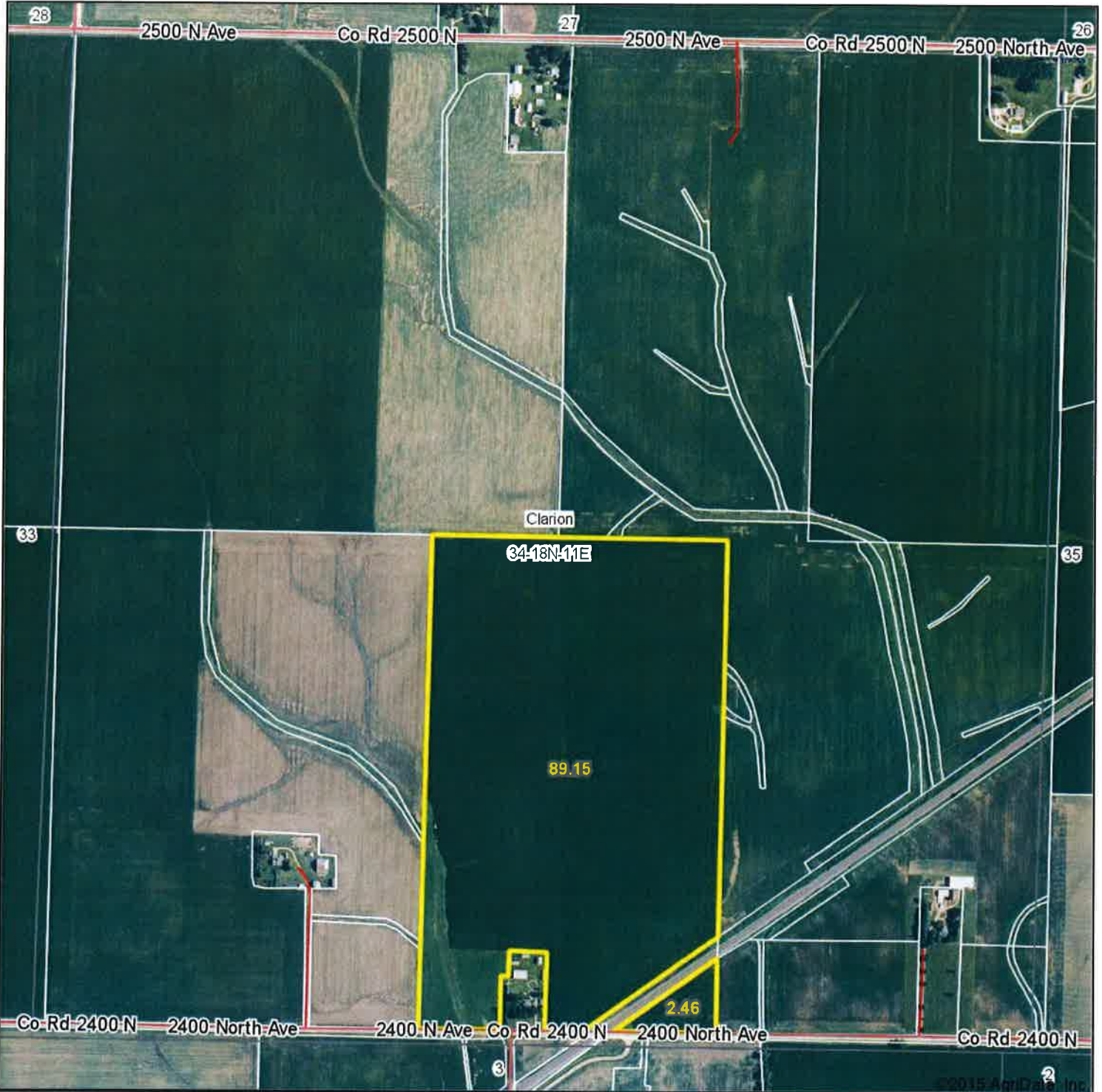
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

# Aerial Map



McConville Realty & Auctioneering

map center: 41° 30' 9.17, 89° 12' 36.59  
scale: 9545

Maps Provided By:  
  
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**34-18N-11E**  
**Bureau County**  
**Illinois**



3/5/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Soils data provided by University of Illinois at Champaign-Urbana.