

FARMLAND AUCTION

120 ACRES OFFERED IN 2 TRACTS

SECTION 14 WESTFIELD TWP.

BUREAU COUNTY, IL

FRIDAY, NOVEMBER 8TH, 2013

STARTING AT 10:30 A.M.

AUCTION TO BE CONDUCTED AT THE FARM

2160 3400 E. RD. ARLINGTON, IL

Directions: From I-80 exit #73 go north on Plank Rd. to 1900 N Rd East ¼ mile to 3400 E. Rd. North 2 ½ miles to farm on right.
Watch for signs.

Legal Description:

For a legal description call the auctioneers or go to website.

Description of property:

Tract 1 – 80 acres MOL. Located in the South ½ of the Northwest ¼ of Section 14 with improvements of storage buildings and barn. Predominate soils are Sable, Osco, & Muscatune & a Productivity Index of 188.

Tract 2- 40 acres MOL. Located on the North ½ of the Southwest ¼ of section 14. Predominate soils are Sable & Osco.

FULL LEGAL TO BE PROVIDED

TERMS OF SALE:

1. The property will be surveyed and offered on a bid price per acre times the number of acres. The tracts will be offered by buyers choice and not combined. 2. The successful bidder(s) will be required to pay 10% of the successful bid price on the day of the auction and a 1% Buyers Premium of the high bid will be charged to the buyer and added to the bid amount to arrive at the contract purchase price. The balance will be due on or before December 9th, 2013 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 said contract 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 sale 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 2013 will be paid by the sellers by giving the purchaser(s) credit based on the 2012 Real Estate Taxes. (B) Building lines, easement, covenants, and restrictions of record. (C) A survey will be furnished to the purchaser(s) paid for by the seller (D) Rights of way for drainage ditches, drain tiles, feeders, and laterals. (E) Easements of record and public utility easements. (F) Rights of public, the State of Illinois, the County of Bureau, and the Municipalities in and to that 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 on the day of auction take precedence over printed material.

OWNERS: HEIRS OF JOSEPH J. FLAHERTY

Attorney for Seller:

Michael L. English
10 Park Ave. W.
Princeton, IL 61356 815-875-4555

AUCTIONEERS

Marty McConville
815-712-1709

Joe McConville
815-539-5673

Dick McConville
815-246-7020

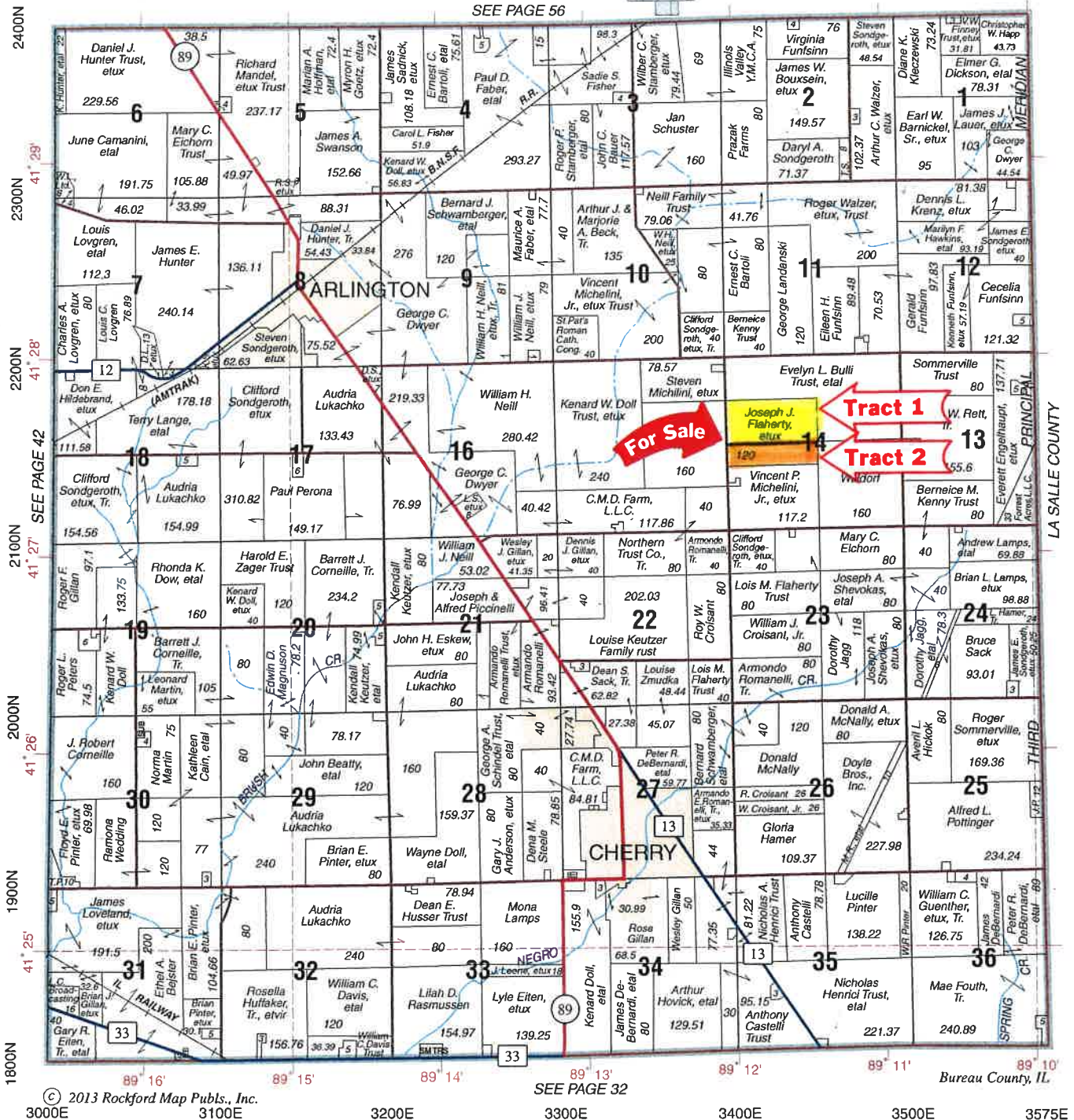
FOR A COMPLETE PACKET INCLUDING SOILS MAP, AERIAL PHOTOS, ETC. VISIT OUR WEBSITE AT

WWW.MCCONVILLEREALTY.COM

WESTFIELD

T.17N.-R.11E.

SEE PAGE 56



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SEE PAGE 32

3000E 3100E 3200E 3300E 3400E 3500E 3575E

NorthernPartners Cooperative

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866-773-6772
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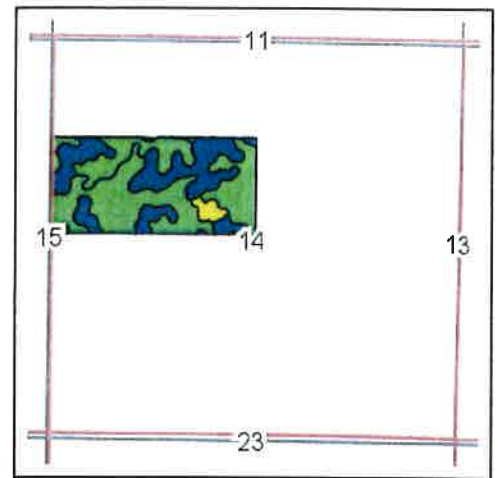
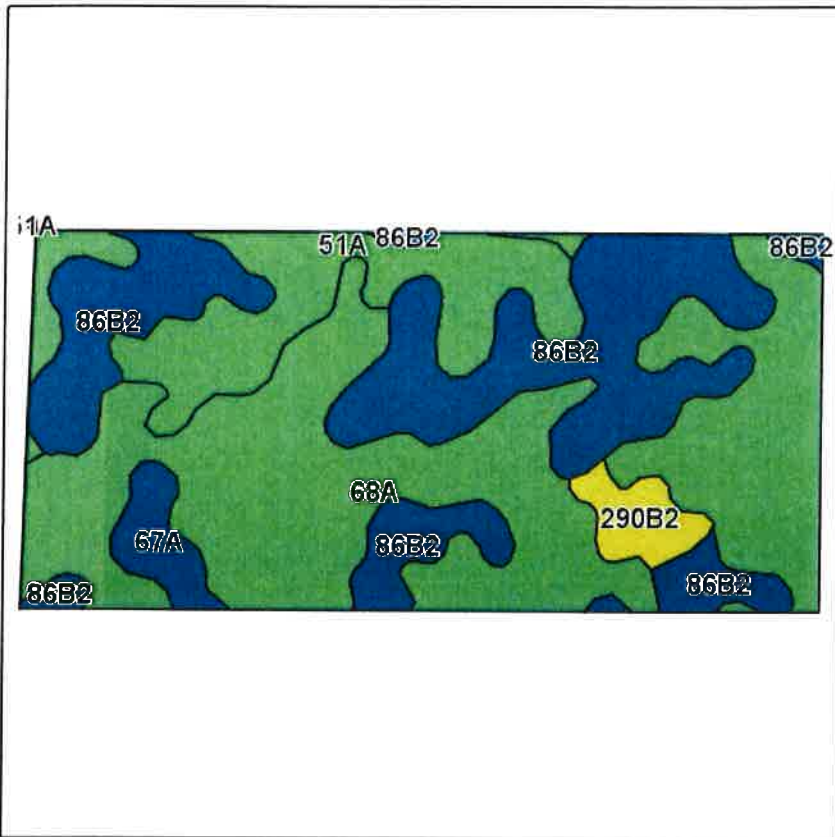
- Grain Marketing and Storage
- Fertilizers and Crop Protection
- Refined Fuels and Propane
- Feed, Seed and Lumber

Facilities in:

LaMoille • Malden • Van Orin • Mendota
Triumph • Ottawa • Utica • Tonica

TRACT 1

Soils Map



State: Illinois
 County: Bureau
 Location: 14-17N-11E
 Township: Westfield
 Acres: 80.01
 Date: 10/1/2013

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



Maps provided by:

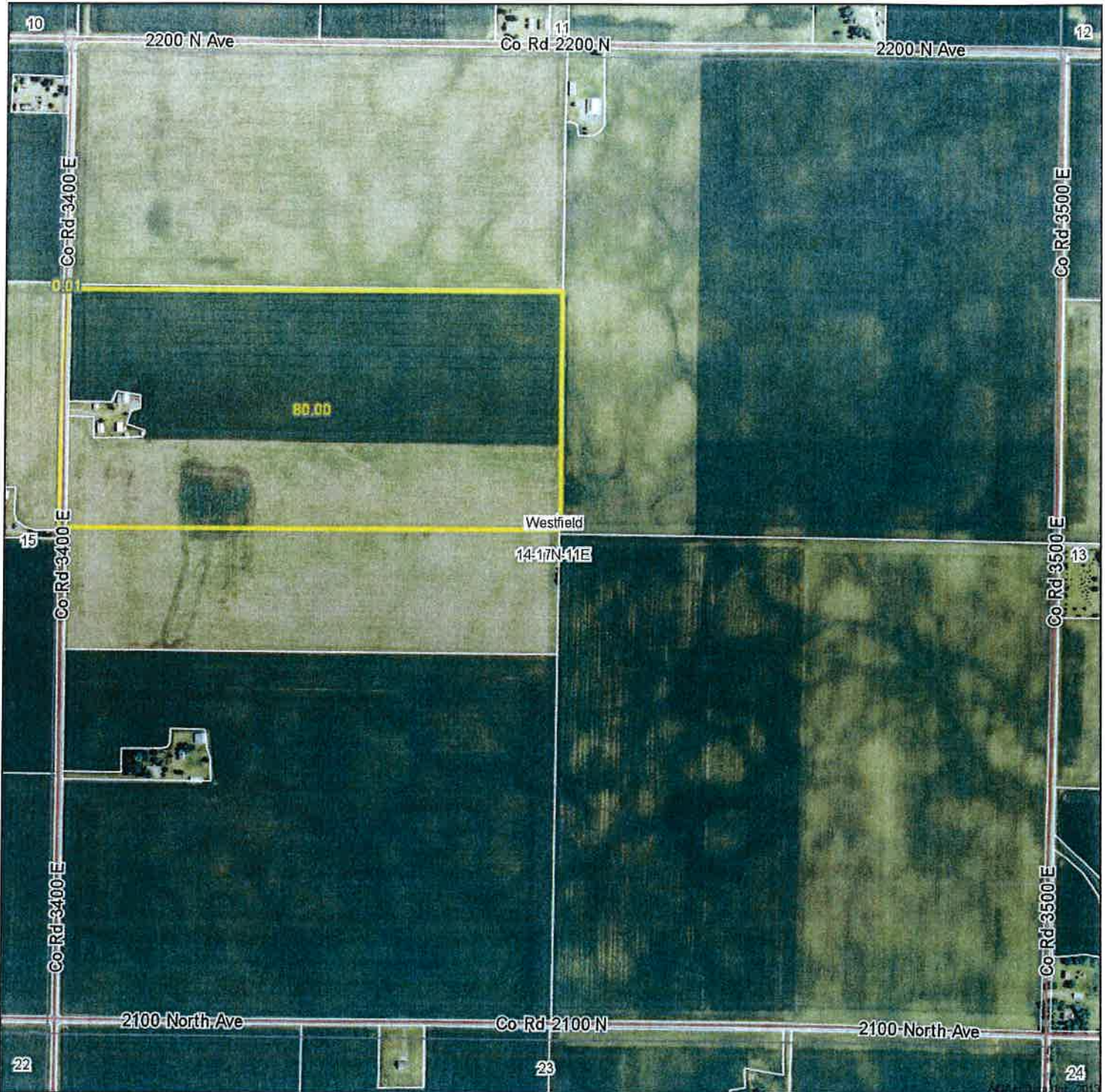


Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	38.16	47.7%	Green	192	63	143
**86B2	Oscos silt loam, 2 to 5 percent slopes, eroded	25.07	31.3%	Blue	**181	**57	**134
51A	Muscataine silt loam, 0 to 2 percent slopes	12.32	15.4%	Green	200	64	147
67A	Harpster silty clay loam, 0 to 2 percent slopes	2.23	2.8%	Blue	182	57	133
**290B2	Warsaw silt loam, 2 to 5 percent slopes, eroded	2.23	2.8%	Yellow	**153	**49	**113
Weighted Average					188.4	60.7	139.7

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 611 Table S3

TRACT 1

Aerial Map



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map center: 41° 27' 33.92, 89° 11' 27.48
scale: 8946

Maps provided by:



14-17N-11E
Bureau County
Illinois

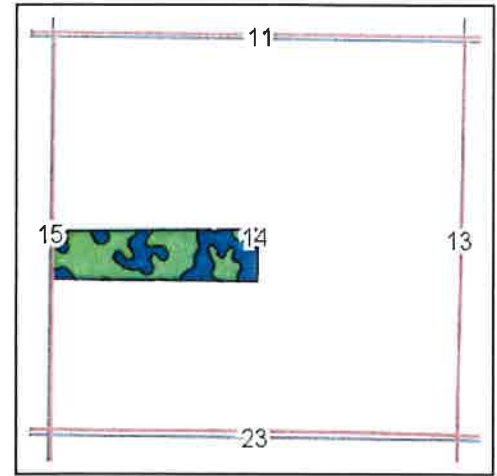
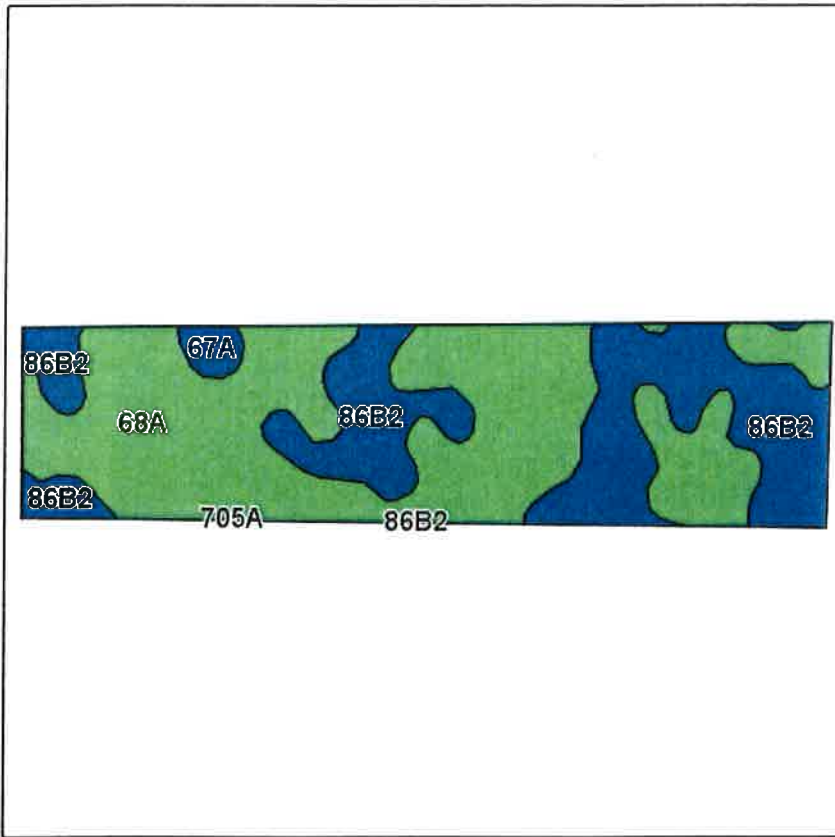


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10/1/2013

TRACT 2

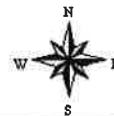
Soils Map



State: Illinois
 County: Bureau
 Location: 14-17N-11E
 Township: Westfield
 Acres: 41.29
 Date: 10/1/2013

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



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	25.66	62.1%	Light Green	192	63	143
**86B2	Oscos silt loam, 2 to 5 percent slopes, eroded	14.92	36.1%	Dark Blue	**181	**57	**134
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.71	1.7%	Dark Blue	182	57	133
Weighted Average					187.9	60.7	139.6

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: 1/22/2012 Amended Table S2 B811 (Updated 1/10/2012)
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TRACT 2

Aerial Map



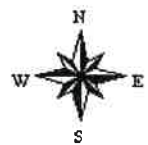
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Bureau County
Illinois



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10/1/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.