

115.64+/- ACRES of LOGAN COUNTY FARMLAND
AT AUCTION

March 4, 2019 Monday 5:30 p.m.

Auction to be held at
OLD WILLIAMSVILLE STATE BANK 101 MAIN STREET
WILLIAMSVILLE, ILLINOIS

LAND DETAILS Located by the corner of 500th St. and 300 Ave., Williamsville, Il. From Love's Truckstop take Stuttle Rd North 1 mile (entering Logan Co). Continue on 200th Ave. for 1 mile. Turn Right on 500th St. Farm is located one mile to the East. Watch for auction signs on property. This farm has an excellent production record and is well drained. There are approximately 108.91+/- acres tillable. Coal has been mined, but any remaining mineral rights of record are included. Farm is ARC County.

LEGAL DESCRIPTION NW 1/4 of the NE 1/4 of S27, and the N 1/2 of the NW 1/4 of said Section 27, except 4.36 acres and improvements thereon located in the S 1/2 of the NW 1/4 of the NW 1/4, All located in T18 N, R4 W of the 3rd Principal Meridian, Logan Co. Hurlbut Township. Tax Id: 14-027-003-00. An easement will be included on the land for benefit of the seller's other land.

POSSESSION Possession upon closing.

TAXES \$4,056.08 2017 payable in 2018

SELLER J. Elliott Bell

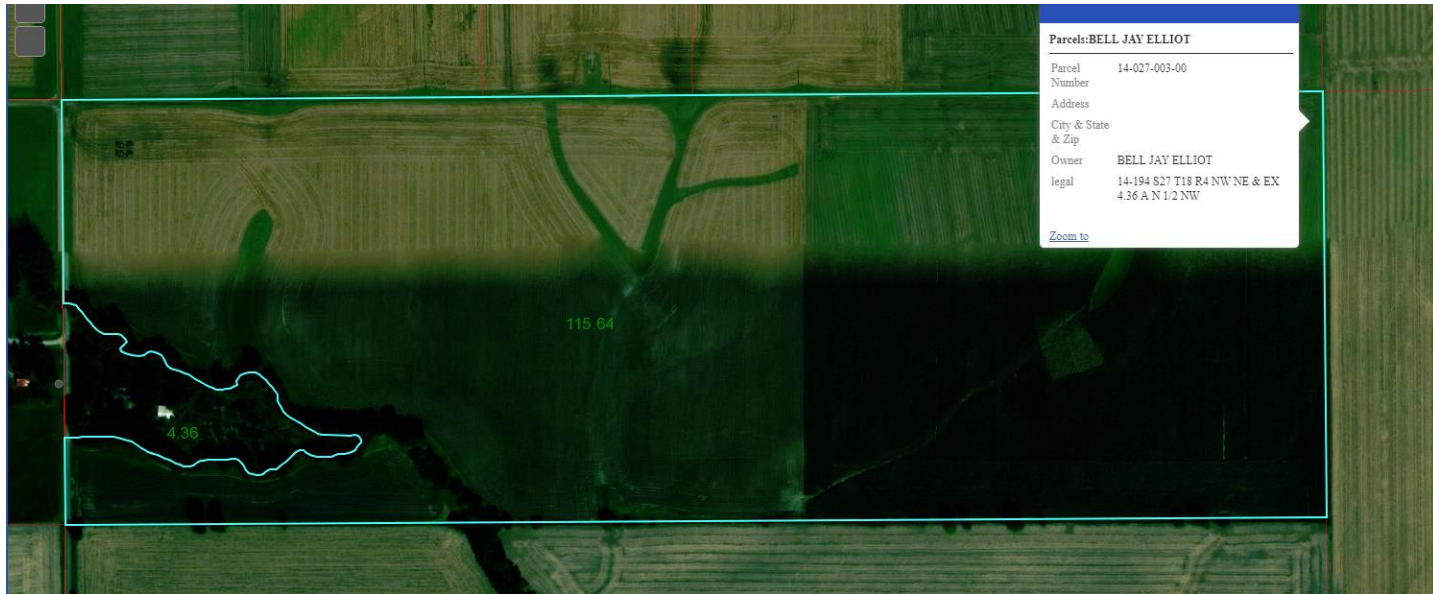
ATTORNEY Bernard Segatto Attorney Barber, Segatto, Hoffee, Wilke & Cate L.L.P.

TERMS 20% Down evening of auction, balance due in 30 days or less. Purchaser shall have financing arrangements prior to auction. Announcements made evening of auction take precedence over all printed matter.

VIEWING OF PROPERTY please call 217-523-7272 or Cell 217-741-2717



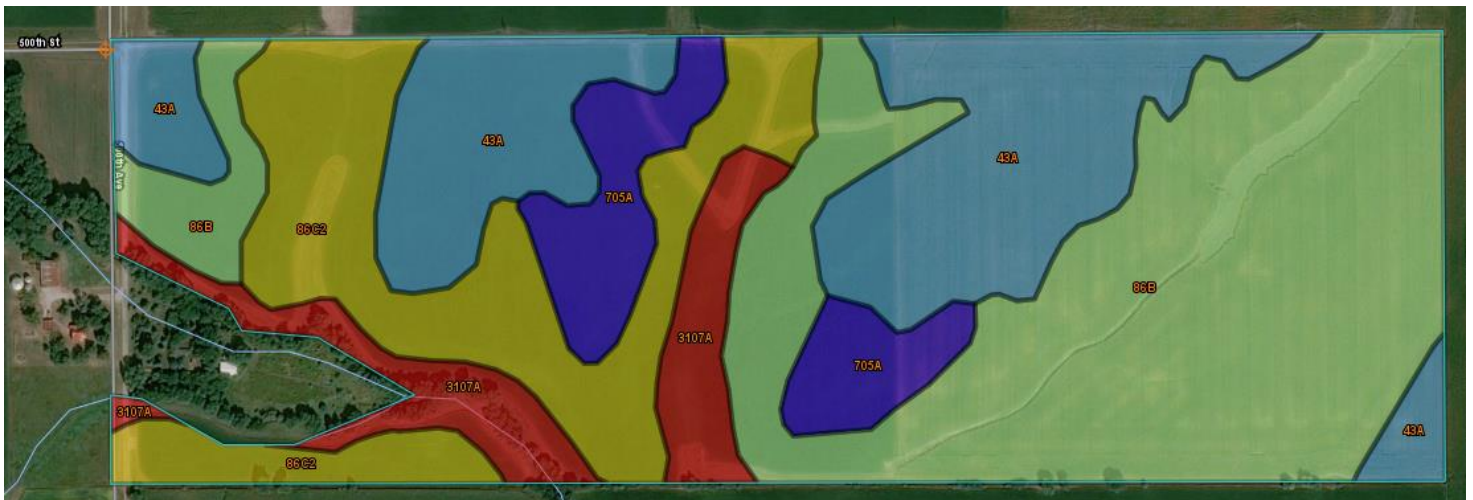
More pictures at www.lukeleagaule.com



Five years of production all farms*

	2014	2015	2016	2017	2018	Average
Corn	244.51	199.30	236.60	249.88	/	240.53
Soy Beans	62.40	73.84	77.50	83.26	78.10	76.49

*Averages are for Mr. Bell's entire farm including adjoining farm acreage he is retaining that is not part of the auction.



Summary by Map Unit — Logan County, Illinois (IL107)

Map unit symbol	Map unit name	Corn	Beans	Acres in AOI	Percent of AOI
43A	Ipava silt loam, 0 to 2 percent slopes	167.45	54.50	28.7	24.6%
86B	Osco silt loam, 2 to 5 percent slopes	167.19	52.27	46.4	39.9%
86C2	Osco silt loam, 5 to 10 percent slopes, eroded	153.28	48.55	22.4	19.3%
705A	Buckhart silt loam, 0 to 2 percent slopes	169.49	54.61	9.3	8.0%
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	135.00	43.20	9.6	8.3%
Totals for Area of Interest				116.4	100.0%

Disclaimer: This information is obtained from reliable sources and is to be used as a guide to assist you. No liability including accuracy and/or omissions is assumed by the seller or agents of the seller. Buyers are encouraged to do due diligence in making decisions.