

REAL ESTATE AUCTION

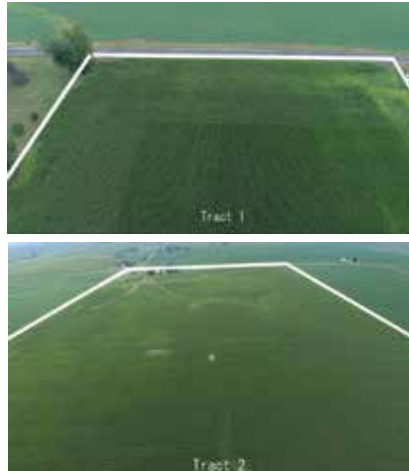
KNOX COUNTY, ILLINOIS

Thursday, November 21, 2019 – 6:00 PM

AUCTION LOCATION: Stenzel's Auction Facility,
135 West Center St., Cambridge, IL 61238

Rio Township, Knox Co. Sections 14 & 11

Farm Location: Located approximately 8 miles north of Galesburg, IL on U.S. Rt 150 to the Rio, IL road or 2700N/300E – Co. Hwy. 2, then east 2 ½ miles to 2700N/500E road sign. Proceed north ½ mile to Tract I. Continue north ½ mile to Tract II – 2800N/500E road sign. (Tract II farm located on NW corner). **Watch for signs.**



**195
ACRES**
(m/l)

View Additional Info by Clicking on the following links:

[Plat](#), [*SOILS Map Tract I](#), [*SOILS Map Tract II](#), [156 Aerial Map Tract I](#), [156 Aerial Map Tract II](#)
[156 Report \(Both Tracts\)](#), [Aerial Video Tract I](#), [Aerial Video Tract II](#)

Tract I: 98 acres (m/l), Knox Co., Rio Township, Sec. 14, **Farm #6622, Tract 120, PINS 01-14-200-012 & 01-14-400-004**; 2018 taxes \$4,178.82; 92 acres in cropland with corn base 66.5, PLC yield 126; Soybean base 23.4, PLC yield 44; Soil types consist of 43A Ipava silt loam – PI 126, 68A Sable silty clay loam – PI 126, 567C2 Elkhart silt loam – PI 111, 86B Osco silt loam – PI 125, 86C2 Osco – PI 125, 86B2 Osco – PI 125, 4.70 acres other farm land.

Tract II: 97 acres (m/l), Knox Co., Rio Township, Sec. 11, **Farm #6622, Tract 119, PIN 01-11-400-002**; 2018 taxes \$4,299.24; 90.41 acres in cropland with corn base 63.9, PLC yield 126; Soybean base 25.3, PLC yield 44; Soil types consist of 119D2 Elco silt loam – PI 99, 259C2 Assumption silt loam – PI 106, 43A Ipava silt loam – PI 126, 567BD Elkhart silt loam – PI 111, 68A Sable silty clay loam – PI 126, 8D2 Hickory silt loam – PI 81, 86B Osco silt loam – PI 125, 86B2 Osco – PI 125; 2.40 acres other farm land.

Offered in two tracts with no combinations. 5 year corn average of 225; Soybean average of 65.

TERMS: #1. The successful bidder will be required to enter into a standard real estate purchase contract with 10% of the purchase price due immediately following the auction payable to Carmen Law Office Real Estate Trust Account. The balance will be due and payable on or before closing. The purchase contract is available for viewing by contacting Attorney Bruce L. Carmen of Carmen Law Office at 116 N. East Street, Cambridge, IL 61238 (309)937.3339. **#2.** The 2018 real estate taxes, due in 2019 were paid by the seller. The 2019 real estate taxes will be prorated to the date of possession. **#3.** The seller shall provide a title insurance policy in the amount of the purchase price of the subject properties. **#4.** The property is being sold in an "As Is" condition, with no warranties of any kind. Stenzel Auction Service, Inc. serves solely as agent for the Estate and assumes no liability of any kind in connection with any property being sold. All information is believed to be accurate. However, all prospective buyers are strongly urged to thoroughly research all pertinent data to draw their own conclusions. **#5.** Any of the above terms of sale may be modified by announcements made on the day of sale. For information and booklets on the property contact our business office by email at info@stenzelauction.com or by phone at 309.937.1444. For viewing of property, please call for permission. The farm can be farmed or rented by the new owner for 2020.

*For informational purposes only and in no way shall be interpreted or construed to create any warranties of any kind, either expressed or implied regarding the information contained herein.

PERRY D. WEIR, JR. RESIDUARY TRUST ESTATE & SHIRLEY A. WEIR TRUST ESTATE

Central Bank Illinois, Trustee – Robert W. Brummet, Trust Officer Attorney for Estate:
Bruce L. Carmen, Carmen Law Office, Cambridge IL

STENZEL AUCTION SERVICE, INC.



**AUCTIONEERS: AL & JASON STENZEL JANA
(STENZEL) GUINN**

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