

75.94+/- ACRES FARMLAND AT AUCTION
January 29, 2018 5:30 p.m.

AUCTION HELD AT CARLOCK LODGE
101 E. GARVEY, MECHANICSBURG, ILLINOIS

Land Location Eastside of Buffalo, IL on Old Rte 36 by Cannon Road. Watch for auction sign on property.

Legal Description: Unimproved Farm Land PT E1/2 W1/2 EX RR SW 12-16-3 and PT W1/2 E1/2 EX RR SW 12-16-3 Parcel Number: 16-12.0-300-004 and 16-12.0-300-005

This is an excellent farm with 70.5+/- acres tillable, balance in waterways, trees and roadway. Located in Mechanicsburg Township.

SELLER Gary Bottrell

ATTORNEY Bernard G. Segatto III of Barber, Segatto, Hoffee, Wilke & Cate, L.L.P.

POSSESSION Possession upon closing.

TAXES \$2,355.40 2016 paid in 2017

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.

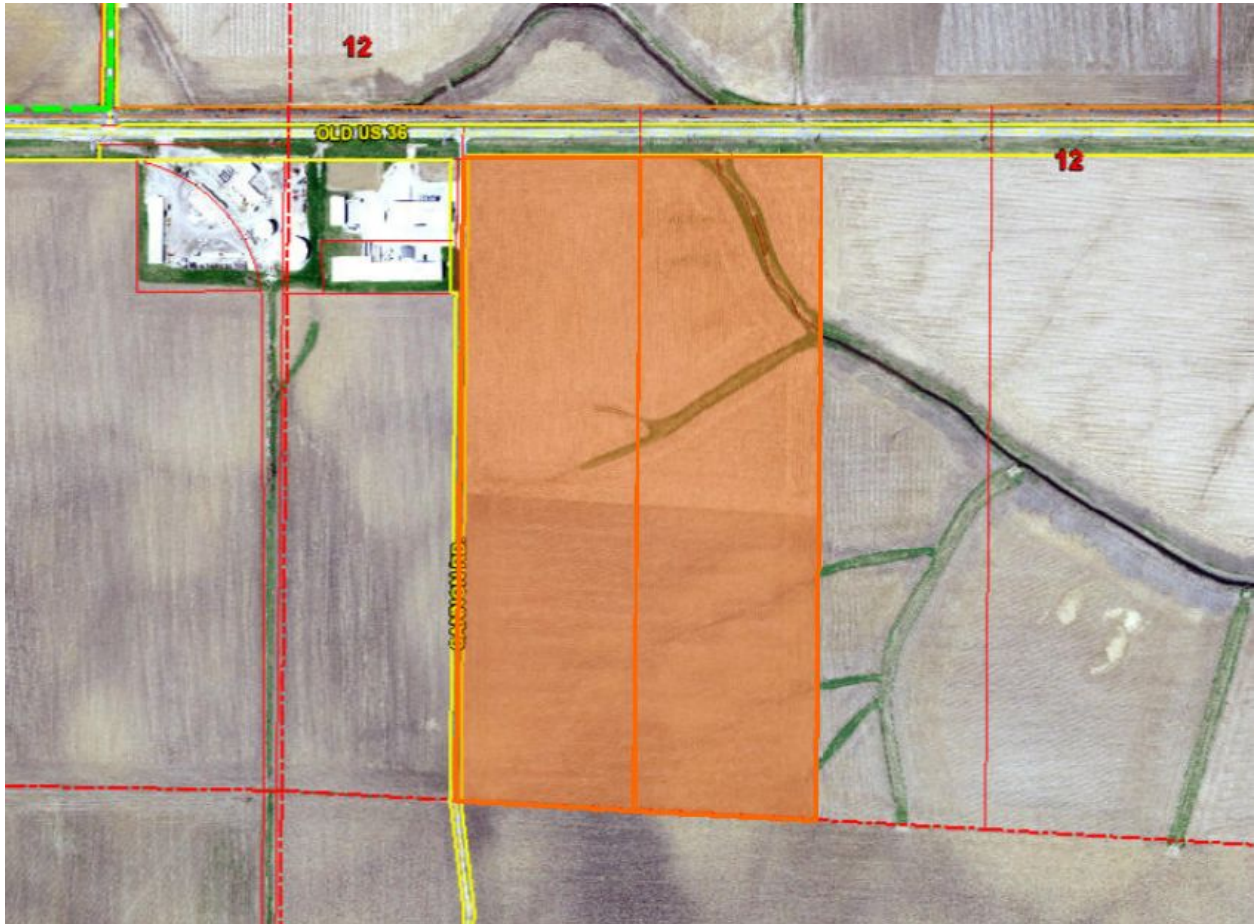


VIEWING OF PROPERTY please call 217-523-7272 or Cell 217-741-2717

View more pictures at www.lukeleegaule.com

LUKE LEE GAULE **AUCTIONEERS** **DAVID LEE GAULE**
5033 Gaule Road Springfield, Il Ph.: 217-523-7272 or Cell 217-741-2717

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FSA Information

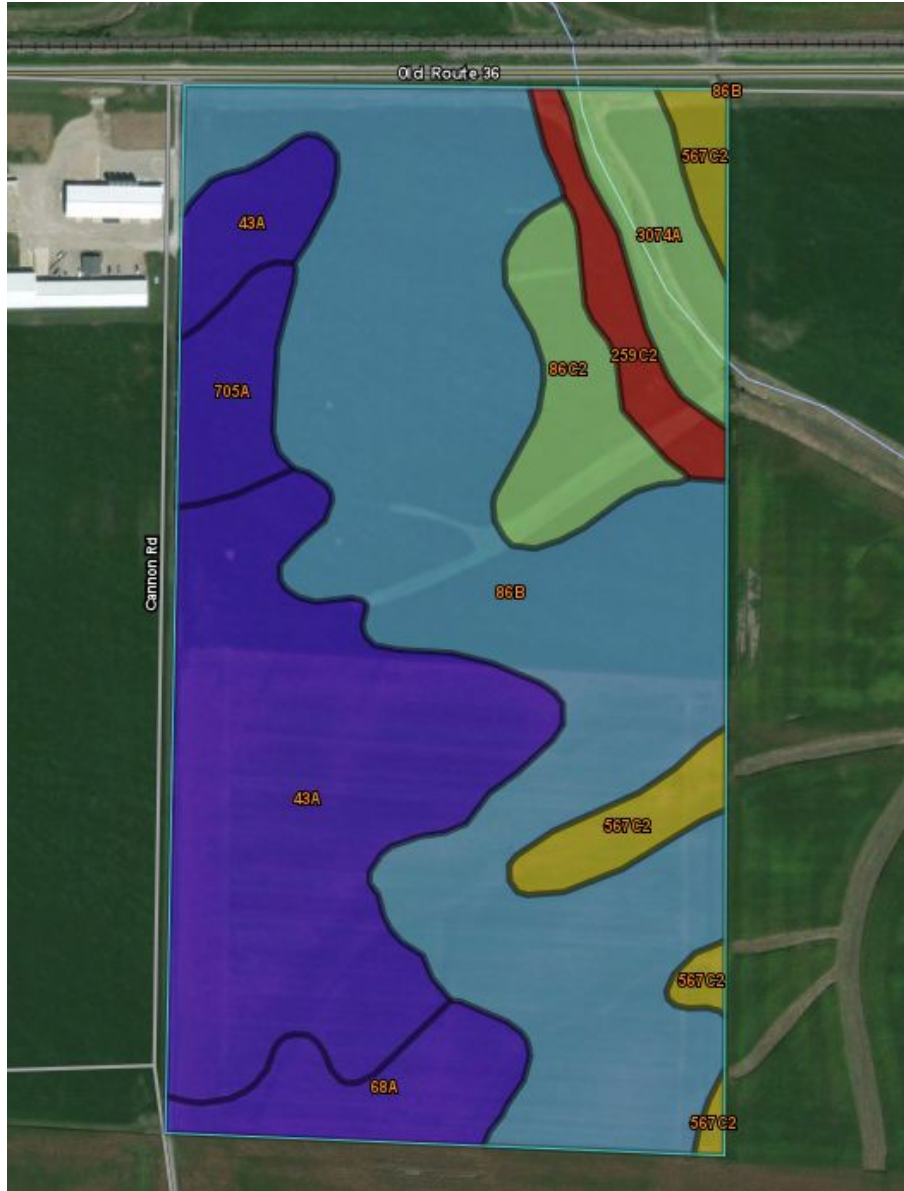
	Base Acreage	PLC Yield	ARC County
Corn	35.6	165	Yes
Soy Beans	34.9	50	Yes
Total Base Acres	70.5		

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.

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Summary by Map Unit — Sangamon County, Illinois (IL167)

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	56.00	20.9	27.7%
68A	Sable silty clay loam, 0 to 2 percent slopes	156.45	56.00	3.8	5.0%
86B	Osco silt loam, 2 to 5 percent slopes	167.19	52.00	34.7	46.2%
86C2	Osco silt loam, 5 to 10 percent slopes, eroded	153.28	49.00	4.0	5.3%
259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	132.08	42.00	2.4	3.2%
567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	143.87	46.00	3.3	4.4%
705A	Buckhart silt loam, 0 to 2 percent slopes	169.49	55.00	2.6	3.5%
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	150.24	48.00	3.6	4.7%
Totals for Area of Interest				75.2	100.0%

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