# 394.88+/- ACRES OF LAND AT AUCTION
# THE PONDEROSA
# February 5, 2017 Monday 5 p.m.
## AUCTION HELD AT THE KNIGHTS OF COLUMBUS HALL
## 2200 MEADOWBROOK RD SPRINGFIELD, IL 62711

**Land Location** East and North of Salisbury, Illinois on Irwin Bridge Road. Watch for auction sign on property.

**Legal Description** Section 28, Township 17 N, Range 6 W, Sangamon County
Section 21, Township 17 N, Range 6 W, Menard County

This is an excellent recreation farm for hunting, outdoor sports with farm income. Includes cabin and many homesites. City water runs across Irwin Bridge Rd. 394.88+/- acres with approximately 149.31+/- tillable; balance in waterways, ponds, trees and roadway.

**Parcel Numbers**

| | | | | | |
|---|---|---|---|---|---|
| Menard County | Road District 9 | Unit School 202 | | | |
| 17-21-300-004 | S21 T17 R6 SE 1/4 SW 1/4. 40.00 AC | | 40.58 Acres | 2016 taxes | $ 168.60 |
| 17-21-400-003 | S21 T17 R6 W SIDE S 1/2 SE 1/4. 48.00 AC | | 47.23 Acres | 2016 taxes | $ 132.58 |
| Sangamon County | Township Gardner | Pleasant Plains Comm. Unit School District 8 | | | |
| 05-28.0-100-001 | N 3/4 W1/2 NW 28-17-6 | | 60.00 Acres | 2016 taxes | $1,656.04 |
| 05-28.0-100-003 | E1/2 NW 28-17-6 | | 80.00 Acres | 2016 taxes | $1,177.22 |
| 05-28.0-200-001 | N PT W1/2 NE 28-17-6 | | 31.00 Acres | 2016 taxes | $ 434.32 |
| 05-28.0-200-002 | PT W1/2 NE 28-17-6 | | 49.50 Acres | 2016 taxes | $ 316.46 |
| 05-28.0-300-003 | PT NE SW 28-17-6 | | 39.00 Acres | 2016 taxes | $ 91.94 |
| 05-28.0-300-020 | S1/2 SW1/4 NW1/4 & PT N1/2 SW1/4 28-17-6 | | 46.66 Acres | 2016 taxes | $ 188.78 |

**Seller** David Dold and Mary T. Dold Co-Trustees

**Attorney** Michael Connelly of Sorling Northrup Attorneys

**Possession** Possession upon closing. Tenant rights end March 1, 2018.

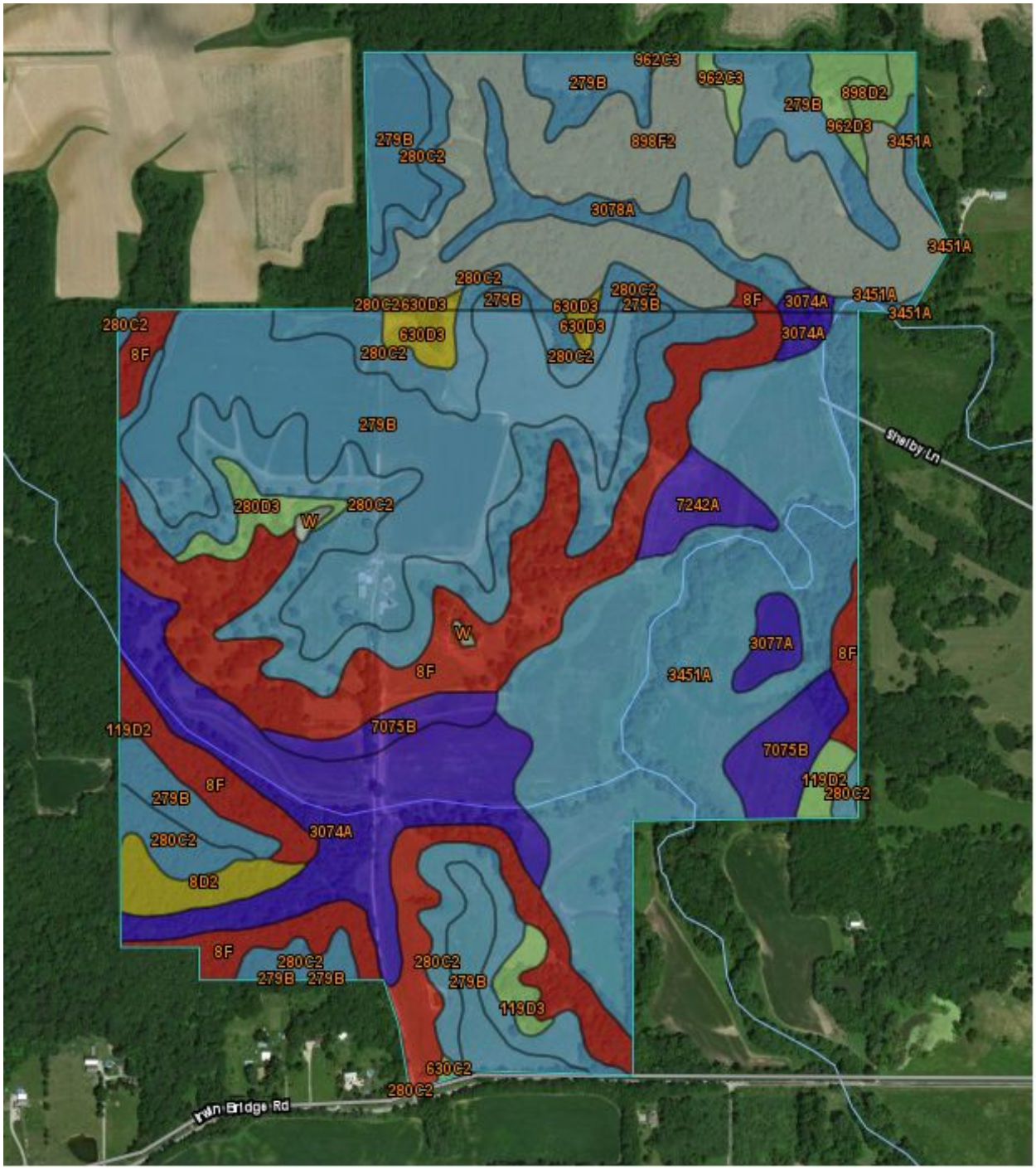
**Taxes** $4,165.94 2016 payable in 2017

**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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| Symbol | Unit Name | Bean Yield | Corn Yield | Acres | % of AOI |
|---|---|---|---|---|---|
| 279B | Rozetta silt loam, 2-5% slopes | 50 | 162 | 76.48 | 19.45 |
| 3451A | Lawson silt loam, 0-2% slopes, Frequently flooded | 61 | 190 | 67.61 | 17.20 |
| 8F | Hickory silt loam, 18-35% slopes | 29 | 86 | 61.91 | 15.75 |
| 280C2 | Fayette silt loam, 5-10% slopes, eroded | 49 | 155 | 60.99 | 15.51 |
| 898F2 | Hickory-Sylvan complex, 18-35% slopes, eroded | 29 | 87 | 46.21 | 11.75 |
| 3074A | Radford silt loam, 0-2% slopes, frequently floods | 58 | 186 | 32.35 | 8.23 |
| 7075B | Drury silt loam, 2-5% slopes, rarely floods | 54 | 173 | 10.09 | 2.57 |
| 3078A | Arenzville silt loam, 0-2% slopes, frequently floods | 56 | 178 | 7.27 | 1.85 |
| 8D2 | Hickory silt loam, 10-18% slopes, eroded | 36 | 108 | 4.82 | 1.23 |
| 7242A | Kendall silt loam, 0-2% slopes, rarely floods | 53 | 172 | 4.76 | 1.21 |
| 630D3 | Navlys silty clay loam, 10-18% slopes, severely eroded | 36 | 113 | 3.59 | .91 |
| 280D3 | Fayette silty clay loam, 10-18% slopes, severely eroded | 43 | 135 | 3.25 | .83 |
| 962D3 | Sylvan-Bold complex, 10-18% slopes, severely eroded | 38 | 124 | 3.05 | .78 |
| 3077A | Huntsville silt loam, 0-2% slopes, frequently floods | 61 | 193 | 2.56 | .65 |
| 119D2 | Elco silt loam, 10-18% slopes, eroded | 44 | 134 | 2.04 | .52 |
| 119D3 | Elco silty clay loam, 10-18% slopes, severely eroded | 40 | 122 | 2.04 | .52 |
| 898D2 | Hickory-Sylvan complex, 10-18% slopes, eroded | 39 | 117 | 1.76 | .45 |
| 962C3 | Sylvan-Bold Complex, 5-10% slopes, severely eroded | 40 | 132 | 1.23 | .31 |
| W | Water | 0 | 0 | 0.63 | .16 |
| 630C2 | Navlys silt loam, 5-10% slopes, eroded | 42 | 130 | 0.53 | .13 |
| | Weighted Average | 46.2 | 145.2 | | |

**Long Legal Description**

The North Three-Fourths (N3/4) of the West Half (W1/2), the East Half (E1/2) of the Northwest Quarter (NW ¼), the North part of the West Half (W ½) of the Northeast Quarter (NE ¼), Part of the West Half (W 1/2) of the Northeast Quarter (NE ¼), Part of the Northeast Quarter (NE ¼) of the Sothwest Quarter (Sw1/4), the South Half (S ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and part of the North Half (N1/2) of the Southwest Quarter of Section 28, Township 17 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois and;
The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW1/4) and the West side of the South half (S ½) of the Southeast Quarter (SE ¼) located in Section 21, Township 17 North, Range 6 West of the Third Principal Meridian, Menard County, Illinois.

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# 394.88+/- ACRES FARMLAND AT AUCTION
# The PONDEROSA

**FSA Information**

| | Base Acreage | PLC Yield | ARC County |
|---|---|---|---|
| Corn | 77.1 | 118 | Yes |
| Soy Beans | 4.2 | 37 | Yes |
| Wheat | 2.3 | 46 | Yes |
| Total Base Acres | 83.6 | | |

**Programs:** This property currently has 65.70 acres in the CRP program.

| Contract Number | Annual Contract Payment | Effective End Date | Acres |
|---|---|---|---|
| 1098a | $1,272.00 | 9/30/2021 | 9.40 |
| 1119a | $6,429.00 | 9/30/2021 | 43.00 |
| 1378a | $ 639.00 | 9/30/2019 | 3.00 |
| 1379a | $1,960.00 | 9/30/2019 | 9.20 |
| 11065a | $ 365.00 | 9/30/2025 | 1.10 |

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