

**15 ACRES 1999 DOUBLEWIDE MOBILE HOME,
METAL SHED & 2½ CAR GARAGE AT AUCTION**
SUNDAY APRIL 15, 2018 10:00 a.m.



Location: 13089 Becker St. Tallula, Il. First Street West of Rte 123 towards Tallula, Illinois, off Rte 97 to the corner of Rte. 123 & Becker Street, Tallula, Il. Menard County Rock Creek Section 3. Watch for signs on the property.

REAL ESTATE: 1999 1,456 sq. ft approx. Doublewide Skyline Trailer, City water, Menard Elec, propane, situated on 15 acres, 2½ Car Bullock garage, plus Metal building. Home has 3 bedrooms, 2 Baths, Great room (kitchen-living room & dining room), Front & Rear deck. PORTA schools.

LEGAL: S3 T17 R7 SE COR SW 1/4 SE 1/4. 15.00 AC
Township: T17N R7W, 16

TAX ID: 16-03-400-005

TAXES: \$2066.29 2016 payable in 2017

TERMS: Announcements made day of auction take precedence over all printed matter. Cash, Check accepted, 5% service fee applied to all credit card sales. Real Estate: 20% Down evening of auction, balance due in 30 days or less. Home is being offered as is without warranties either implied or expressed. Lead paint and radon disclosures are to be waived. Purchasers shall have financing arrangements prior to auction.

OWNER: Linda Watts

LUKE LEE GAULE AUCTIONEER DAVID LEE GAULE
5033 GAULE RD SPRINGFIELD, IL 217-523-7272 OR 217- 741-2717

To view pictures go to lee@lukeleegaule.com

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FSA Information

	Base Acreage	PLC Yield
Corn	6.7	147
Soy Beans	5.7	40
Total	12.4	

12.64 acres of cropland. Farm has been planted in alfalfa (11.24 acres) and in grass (1.40 acres).

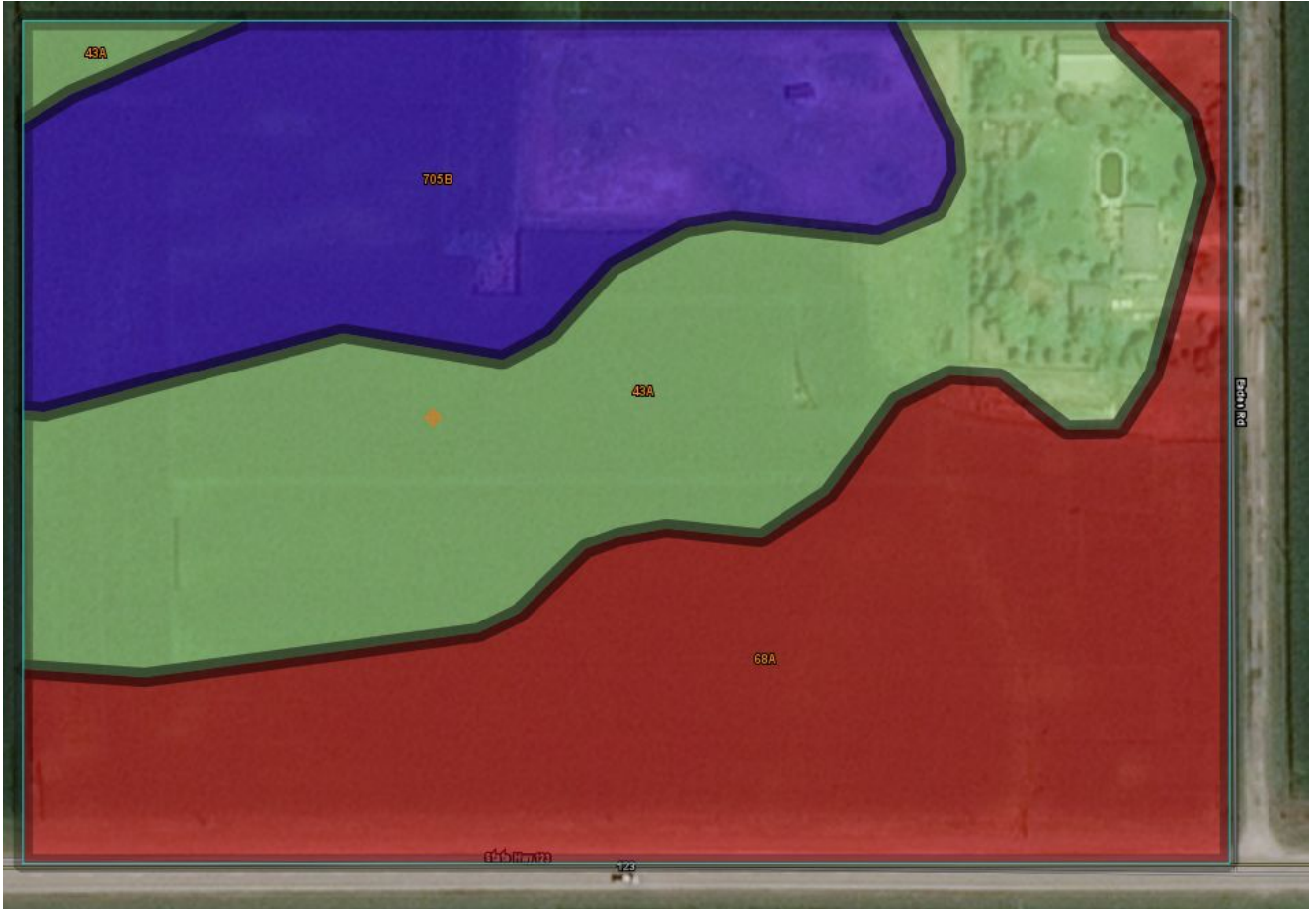
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assist you. No liability including accuracy and/or omissions is assumed by the seller or agents of the seller. Buyers are encouraged to do due diligence in making decisions.



Color	Unit	Soil	Corn	Beans	Hay	Acres	% of farm
	43A	Ipava silt loam, 0 to 2% slopes	167.45	54.50	5.13	5.1	34.9%
	68A	Sable silty loam, 0 to 2% slopes	156.45	51.43	4.70	5.8	40.0%
	705B	Buckhart silt loam, 2 to 5% slopes	168.41	53.89	6.46	3.7	25.2%

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PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, IN TOWNSHIP 17 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, RUNNING THENCE NORTH 10 CHAINS, THENCE WEST 15 CHAINS, THENCE SOUTH 10 CHAINS, THENCE EAST 15 CHAINS TO THE PLACE OF BEGINNING. SITUATED IN THE COUNTY OF MENARD AND STATE OF ILLINOIS.

TAX ID# 16-03-400-005



TRACTOR, RIDING MOWER, 2 HORSE TRAILER, DUTCHMAN CAMPING TRAILER, 4 METAL HORSE STALLS & CORN FURNACE: Ford 8-N Tractor w/

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rear blade & front loader, JD 318 riding mower w/mower deck & rear weights, 1980 2 Horse trailer, 1992 Dutchmen camper, 4 Steel horse stalls, Like new Stihl weed eater, Snow Flame Pellet or corn furnace, New in the box Hawthorne Village electric train, 2 storage sheds, Metal portable chain link fence, 3 hog waters, plus more

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