

Real Estate Auction

Owner: Darrell L. Smith

Farm Location: 955 W. Stateline Rd – Orangeville, IL 61060

Thursday, April 12, 2018 @ 11:30 AM

Auction Location: 306 W High St – Orangeville, IL 61060

Open House: Monday, April 9, 2018: 3:00 PM - 6:00 PM

More Information or Private Showing: Jim Sullivan Realty: 815-947-9040 or 815-266-8302

The seller is highly motivated to move this property – please join us sale day to try to make this outstanding property your own!



PROPERTY OFFERED IN 4 PARCELS

123 Acres +/- To Be Sold At Auction

Located on 2 Blacktop Roads – Underground Utilities

This farm has been in the Smith Family for 3 Generations.

The Farm Offers Good Tillable Ground, Pasture, & CRP Ground.

★ This farm will be available for the 2018 crop season! ★

Farmland will be sold Per Surveyed Acre Supplied by Seller

49.92 Acres +/- Tillable

24.74 Acres +/- CRP

(CRP Contract Must Be Assumed By New Buyer Until 09/30/2027)

(\$199.20 Pre Acre = \$4,928.00 Per Year)

1.9 Acres +/- CRP

(CRP Contract Must Be Assumed By New Buyer Until 09/30/2019)

(\$208.46 Pre Acre = \$396.00 Per Year)

TRACT 1: 6 Acres +/-

W/ Older 2-Story, 3 Bedroom Home & Out Buildings

Older 2-Story, 3 Bedroom Home; Newer Roof, LP Heat, Good Well, Older Septic, & Great Yard & Large Dog Kennel. House is in good-condition, needs updating.

21' x 36' Wood Structured Hog Shed ♦ 20' x 22' Wood Structured Corn Crib

1500 Bushel Grain Bin

(Westville, Birkbeck, Palsgrove, & Flag)

TRACT 2: 54.85 Acres +/-

49.92 Acres +/- Tillable

(Dorchester, Woodbine, Virgil, Birkbeck, Dubuque, Pecatonica, Palsgrove, & Westville)

TRACT 3: 62.37 Acres +/-

24.75 Acres +/- CRP ♦ 37.62 Acres +/- Pasture & Trees

(Dubuque, Dorchester, Palsgrove, Elizabeth, Fayette, & Woodbine)

TRACT 4: 123 Acre +/-

W/ Older 2-Story, 3 Bedroom Home & Out Buildings.

(Dorchester, Dubuque, Birkbeck, Woodbine, Virgil, Palsgrove, Elizabeth, Fayette, Westville, Pecatonica, & Flag)

2017 Property Taxes: \$2,675.00



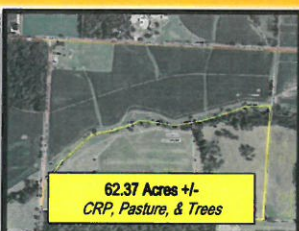
For more photos of this beautiful property please visit: www.powersauction.com or www.jimsullivan-realty.com



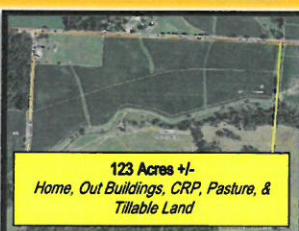
6 Acres +/-
Home & Out Buildings



54.85 Acres +/-
Pasture & Tillable Land



62.37 Acres +/-
CRP, Pasture, & Trees



123 Acres +/-
Home, Out Buildings, CRP, Pasture, &
Tillable Land

TERMS: 10% of the purchase price, **NON-REFUNDABLE**, to be paid down the day of auction. With the balance of the purchase price due and payable on or before May 11, 2018. Possession will be given on the day of formal closing. Property will be sold in AS-IS condition without any contingencies.

Powers
AUCTION SERVICE

Powers Auction Service

2445 E. State Hwy 11 - South Wayne, WI 53587
608-439-5761 or 608-214-3765

JIM SULLIVAN
REALTY
815-947-9040

Jim Sullivan Realty

11875 Hwy 20 E. - Stockton, IL 61085
815-947-9040 or 815-266-8302