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Information Date/Open House  
August 6th and 13th  
9 AM to 1 PM  
Farmers National Co. Representatives  
will be on site at Tract 1  
Appointments also available, please call.



### Auction Terms

**Possession/Closing:** House: Shall close prior to November 1, 2005.  
Other tracts: The closing(s) can be on or before December 31, 2005 or immediately after January 1, 2006.  
Possession of the tracts, other than the house is subject to a Hunting Lease from March 1, 2005 to March 1, 2006. The lease does not include the 10 acres surrounding the house.  
**Hunting and Leasing Farm in CRP/CREP Program:** 345.5 Acres currently in the CRP Program, 464.4913 Acres in a permanent easement CREP Program  
Annual Payments from the FSA program  
130.5 acres at \$158.50, total payment \$20,684  
215.0 acres at \$173.82, total payment \$37,371 Total Annual Payments \$58,055 Payments expire October 2016.  
Sellers will take payment due October 2005; Buyer(s) will assume all subsequent payments, which would be 11 years, for total payments of \$638,605.  
The 15.5087 Tax Parcel is not included in the CRP/CREP Program  
If parcels sell separately, a 30 foot easement will be created along the west boundary for access to individual tracts.  
The bottomland portion of the CRP/CREP program is planted to trees. Recently, the trees were examined by the State Forester and the local NRCS office and found them to be sufficient. This spring more trees were planted on the north uplands.  
**Earnest Deposit:** A 10% earnest money payment is required on the day of the auction. The earnest payment must be paid in the form of cash or check. All funds will be held by the Farmers National Company in their trust account.  
**Contract and Title:** Immediately upon conclusion of the auction the high bidder(s) will enter into a real estate contract and deposit with the Auctioneer the required earnest payment. The Seller shall provide owner's policy of title insurance in the amount of the purchase price. Sale is not contingent upon Buyer financing.  
**Taxes:** Under reassessment due to CREP reclassification. There will be an announcement at the Auction.  
**Agency:** Farmers National Company and its representatives are agents of the Seller.  
**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).  
**Sale Method:** The property will be offered in 6 tracts. The tracts will be offered individually, in any combination, and as a total unit. Bids on individual tracts, combinations thereof, and the total property may compete. The property will be sold in the manner resulting in the highest total sales price. All bids are subject to the approval of the Seller.  
**Seller:** RDR Farms of Knox County, Inc. and DRD Farms, Inc. - L19292  
**House:** The house will be sold "as is". The seller had made recent improvements to the house, including a new septic system and updating plumbing. The house site includes a garage. This is a two story house, with approximately 1976 square feet of living space, with 1016 square feet on the first floor. These figures are according to the county assessment office. The house has a partial basement.  
**Buildings:** There are several usable out buildings, including a grain bin and a good open front shed.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. **Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed materials or any other oral statements made.** The property is being sold on an "AS IS, WHERE IS" basis and no warranty or representation, either expressed or implied, concerning the property is being made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. Such inspections to be at no cost to the seller or the Auction Company. Furthermore, each potential bidder agrees to hold harmless and indemnify the seller and Auction Company from any and all liability associated with such inspections, investigations, and inquiries including, but not limited to, personal injury while on the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. The seller or the auction company assumes no liability for its accuracy, errors or omissions. All sketches and dimensions in this brochure are approximate. All acreage is approximate and has been estimated based on aerial photographs. Procedures of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and the auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness. All decisions of the auctioneer are final.

# LAND AUCTION

## 480 +/- Acres

## Knox County, Illinois

## Offered in 6 Tracts

## Knox Agri Center, Galesburg

## August 27 - 10:00 AM

### Prime Hunting Ground with Bottomland Adjoining the Spoon River and Upland Timber Land



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Prime Hunting Ground with Bottomland Adjoining the Spoon River and Upland Timber Land

### FARM LOCATION

The house address is 1304 Knox Rd 480N. 1/2 miles west of Maquon on County Road 20 and One Mile South on 1300E. Farm is at the corner of 500N and 1300E, Maquon Township, Knox County, IL. E1/2 Section 8 and NW 1/4 Section 17 all in Township 9 North - Range 3 East of the 4th PM, Maquon Township, Knox County, Illinois

### TRACT 1

This is the 1 acre +/- house site at the Northwest corner of the farm. The 30 foot easement is on the west boundary of the tract. This house would make an excellent country home or make an excellent dwelling for a buyer of the hunting land. The sellers have updated the plumbing and have recently installed a new septic system. Road access is immediately at the Northwest corner of the property. A garage is included with the 1 acre site.

### TRACT 2

Approximately, 11.91 acres +/- of open land at the northwest corner of the property, with some trees and a pond, immediately adjoining the house site. All of the land is on top of the bluff. This property shall have access via the 30 foot easement along the west side of the farm.

### TRACT 3

Approximately, 36.77 acres +/- of open land south and east of the Tract 2. It consists of some bottom land on the east side of the property and to the northeast corner of the farm. This property shall have access via the 30 foot easement along the west side of the farm.

### TRACT 4

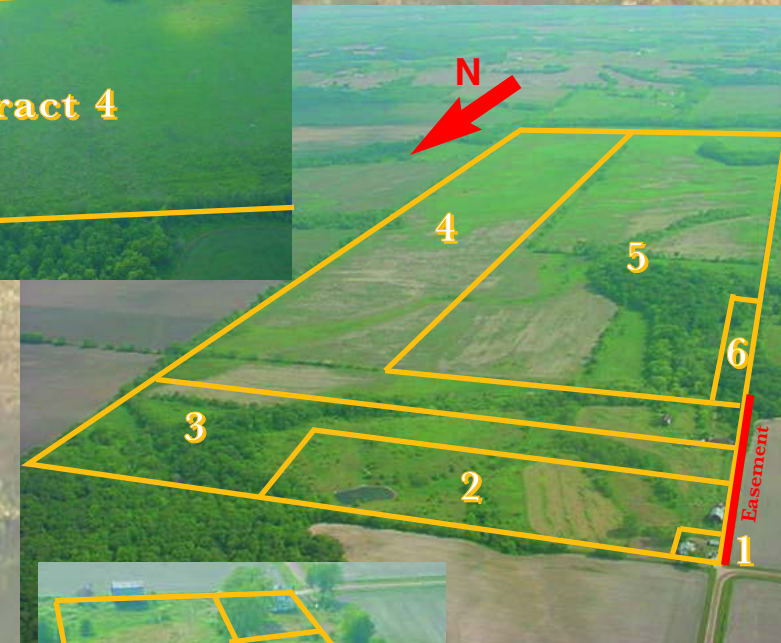
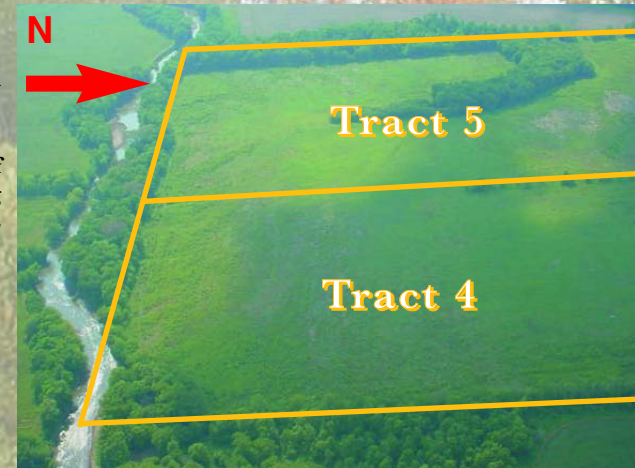
This tract, approximately 214.76 acres +/- begins two feet north of the open front shed, adjoining Tract 3 and includes part of the open land on the north bluff and follows the fence line to the far east side of the property and then south on the east side of the land and timber line to the south end of the property. The very south east corner of the property is adjacent to the Spoon River.

### TRACT 5

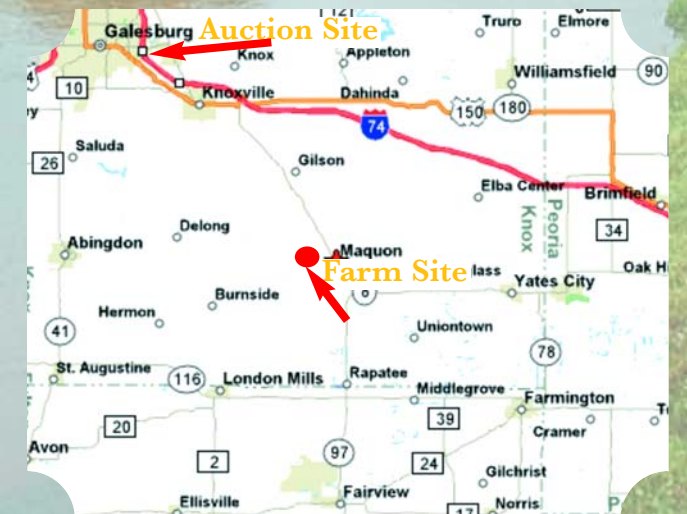
This tract is approximately 205.56 acres +/- and includes all of the bottomland west of the north south lane and part of the timber and open meadow bluff adjoining Tract 6. There is a lane which adjoins Tract 4 and both connect to the 30 foot easement and lane along the west boundary, which exits to the main township road.

### TRACT 6

This tract is the south 10 acres +/-, no less, of the 15.0584 acres tax parcel, which is situated on the west side of the northwest corner of section 8. There is an excellent site for a house on the open meadow or tree line bluff that overlooks the valley. Currently, an attractive grassland hay or meadow exists to the west of this property. The 30 foot easement is along the west boundary of the farm to this tract.



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