

PUBLIC AUCTION

BUREAU COUNTY Farmland
126.5+/- ACRES
Mineral Township

The following described farmland real estate will be offered by PUBLIC AUCTION on:

Open
Tenancy
2025

Thursday, November 21st, 2024
10:00 A.M.

Open
Tenancy
2025

On line bidding available, redigerauctionservice.com

Sale Day Location: 107 S. West St., Wyanet, Ill 61379

Parcel Location: SW ¼ of the SE ¼ of Section 1 and the NW ¼ of the NE ¼ & the NE ¼ of the NW ¼ with part of the NW ¼ (East of ditch) of the NW ¼ of Section 12, Mineral Township, Bureau County, Illinois. 2 miles north of Sheffield, Illinois on Twp. Rd. 650 E. to Twp. Rd. 1700 N. then West ½ mile to farm. (Watch for signs)

Parcel Description: 126.5+/- total assessed acres. 124.24+/- production acres with a **Productivity Index of 129.8+/- as per Surety.**

Taxes: Tax I.D. #13-01-400-001 40+/- acres. 2023 taxes paid in 2024 were \$1,473.34
Tax I.D. #12-12-100-002 86.5+/- acres 2023 taxes paid in 2024 were \$2,810.42

Plat locations, Aerial Photos, Soil Map and Tile Map information available @ redigerauctionservice.com

TERMS AND CONDITIONS:

- 1.) Subject parcel will be sold by the assessed acre.
- 2.) The successful bidder will be required to enter into a standard purchase agreement contract. 10% of the contract purchase price will be due immediately following the auction. The balance will be due and payable on or before December 20th, 2024 at closing.
- 3.) The seller shall provide a title insurance policy in the amount of the purchase price of the subject properties.
- 4.) The 2024 real estate taxes due and payable in 2025 will be credited, based on the most current evidence available, by the Seller to the Buyer at closing. All subsequent real estate taxes will be the responsibility of the buyer.
- 5.) The property is being sold in "AS IS" condition, with no implied warranties of any kind.
- 6.) The information is believed to be accurate. However, we strongly urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions.
- 7.) All announcements made the day of the sale take precedence over any previously printed material.
- 8.) **It is pertinent that all on line bidders contact Rediger Auction Service, at least 3 business days prior to the auction, for qualified registration.**

Seller: William M. Edgerley Trust

Attorney: Michael L. English

10 Park Ave. W., Princeton, Il. 61356

815-875-4555

Number System will be Used – I.D. Required

Not Responsible for Accidents

RICK REDIGER, Auctioneer

815-866-4486

REDIGER AUCTION SERVICE – WYANET, IL

Aerial Map



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Auction Service
REDIGER
Wyand, IL
815-699-7999

Boundary Center: 41° 23' 39.65, -89° 45' 8.14



12-16N-6E
Bureau County
Illinois



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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10/4/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Auction Service
REDIGER
Wyanet, IL
815-699-7999

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Boundary Center: 41° 23' 39.78, -89° 45' 8.13

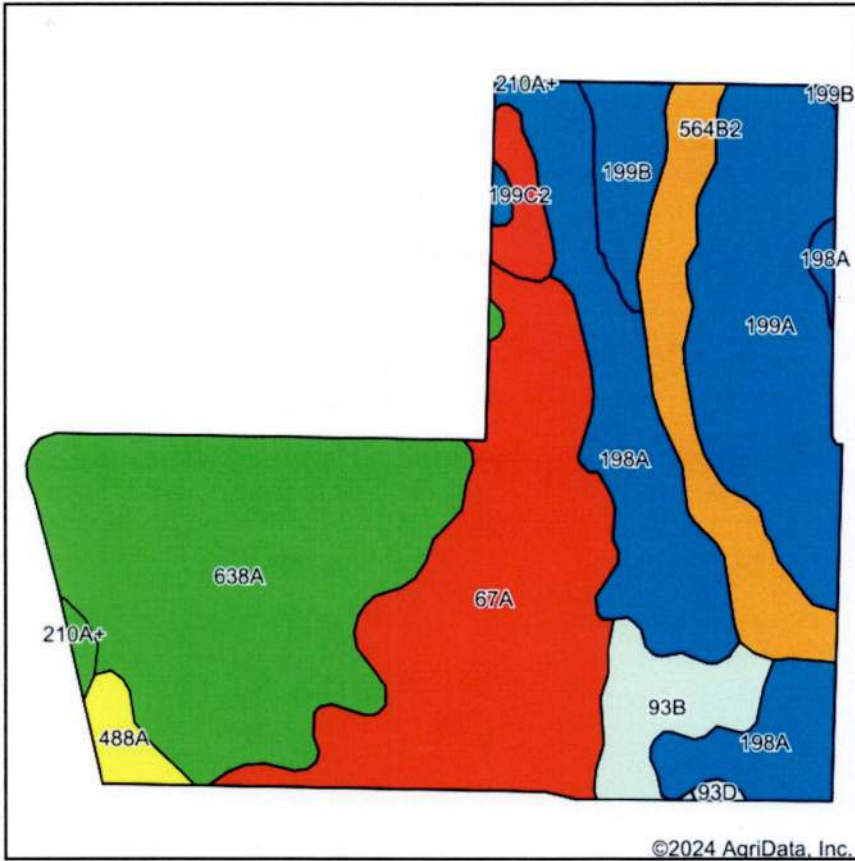
12-16N-6E
Bureau County
Illinois

0ft 672ft 1343ft



10/4/2024

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **12-16N-6E**
 Township: **Mineral**
 Acres: **124.24**
 Date: **9/24/2024**

Auction Service
REDIGER
 Wyanet, IL
 815-699-7999

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
638A	Muskego muck, 0 to 2 percent slopes	33.12	26.6%		169	54	125	82
**67A	Harpster silty clay loam, 0 to 2 percent slopes	28.91	23.3%		**182	**57	**133	79
198A	Elburn silt loam, 0 to 2 percent slopes	19.26	15.5%		197	61	143	78
199A	Plano silt loam, 0 to 2 percent slopes	18.76	15.1%		194	60	142	81
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	9.43	7.6%		**154	**50	**113	59
**93B	Rodman gravelly sandy loam, 2 to 5 percent slopes	5.49	4.4%		**103	**38	**80	23
**199B	Plano silt loam, 2 to 5 percent slopes	4.32	3.5%		**192	**59	**141	81
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	2.13	1.7%		**180	**56	**132	68
**488A	Hooppole loam, 0 to 2 percent slopes	1.96	1.6%		**163	**54	**121	76
210A+	Lena silt loam, depressional, 0 to 2 percent slopes, overwash	0.60	0.5%		170	55	126	59
**93D	Rodman gravelly sandy loam, 6 to 12 percent slopes	0.26	0.2%		**99	**36	**77	23
Weighted Average					176.8	55.9	129.8	*n 75.6

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Maps Provided By:



Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:
<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

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Parcel # 13-12-100-002

< > Tax Year 2023 Payable 2024

- General Info
- Payments & Fees
- Tax Districts
- Sales History
- Property Characteristics
- Farmland
- Images
- Multi-year Summary

Owner Name: EDGERLEY, WILLIAM M

Alt. Parcel Number:	
Site Address:	PRINCETON
Property Use:	0021 - UNIMPROVED FARMLAND
Tax Code:	13009
Section/Lot:	12
Legal Township:	16
Range/Block:	06
Township:	MINERAL
Subdivision:	
Zoning:	
Mobile ID #:	
Legal Description:	NW NE & E DH NW & NE NW B750 P829 DOC.#91-3716

Land:	0
Farm Land:	33,336
Building:	0
Farm Building:	0
Total Assessed Value:	33,336

Total Exemptions:	0
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	Billed	Collected
Taxes:	\$2,810.42	\$2,810.42
Fees:	\$0.00	\$0.00
Interest:	\$21.08	\$21.08
Collection Status:		Collected

- Data Sheet
- Assessment Notice
- Property Record Card
- Farm Record Card
- Tax Bill
- Statement
- Email Sign Up

Data current as of 09/30/2024 09:00 pm

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Parcel # 13-12-100-002

< > Tax Year 2023 Payable 2024

- General Info
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- Property Characteristics
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- Multi-year Summary

Soil Type	Farmland Use	Acres	PI	Value/Acre	Influence	Fld.	Assessed
638A	OTHER FARMLAND	0.540	110	459.30	0.1667	1.00	41
198A	CR	11.740	114	500.68	1.0000	0.90	5,878
199A	CR	4.100	113	489.83	1.0000	0.90	2,008
210A+	CR	0.610	100	370.92	1.0000	0.90	226
488A	CR	1.980	096	341.34	1.0000	0.90	676
564B2	CR	4.330	091	309.32	1.0000	0.90	1,339
638A	CR	32.040	099	361.24	1.0000	0.90	11,574
67A	OTHER FARMLAND	0.780	117	534.27	0.1667	1.00	69
67A	CR	23.830	105	420.32	1.0000	0.90	10,016
93B	CR	5.460	066	254.39	1.0000	0.90	1,389
93D	CR	0.270	059	242.91	1.0000	0.90	66
210+A	OTHER FARMLAND	0.320	096	341.34	0.1667	1.00	18
488A	OTHER FARMLAND	0.500	107	437.03	0.1667	1.00	36

Total Acres:	86.500
Total Assessed:	33,336
Drainage Debasement:	0
Adjusted Total:	33,336

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Parcel # 13-01-400-001

< > Tax Year 2023 Payable 2024

- General Info
- Payments & Fees
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- Property Characteristics
- Farmland
- Images
- Multi-year Summary

Owner Name: EDGERLEY, WILLIAM M

Alt. Parcel Number:	
Site Address:	PRINCETON
Property Use:	0021 - UNIMPROVED FARMLAND
Tax Code:	13009
Section/Lot:	01
Legal Township:	16
Range/Block:	06
Township:	MINERAL
Subdivision:	
Zoning:	
Mobile ID #:	
Legal Description:	SW SE B750 P829 DOC.#91-3716

Land:	0
Farm Land:	17,476
Building:	0
Farm Building:	0
Total Assessed Value:	17,476

Total Exemptions:	0
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	Billed	Collected
Taxes:	\$1,473.34	\$1,473.34
Fees:	\$0.00	\$0.00
Interest:	\$11.05	\$11.05
Collection Status:		Collected

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Parcel # 13-01-400-001

< > Tax Year 2023 Payable 2024

- General Info
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- Tax Districts
- Sales History
- Property Characteristics
- Farmland
- Images
- Multi-year Summary

Soil Type	Farmland Use	Acres	PI	Value/Acre	Influence	Fld.	Assessed
199B	NON AG	0.130	125	0.00	0.0000	1.00	0
199A	NON AG	0.790	126	0.00	0.0000	1.00	0
198A	NON AG	0.510	127	0.00	0.0000	1.00	0
67A	CR	4.940	105	420.32	1.0000	0.90	2,076
638A	CR	0.160	099	361.24	1.0000	0.90	58
564B2	CR	5.030	091	309.32	1.0000	0.90	1,556
210A+	CR	0.090	100	370.92	1.0000	0.90	33
199C2	CR	2.140	104	412.04	1.0000	0.90	882
199B	CR	4.410	112	479.17	1.0000	0.90	2,113
199A	CR	14.420	113	489.83	1.0000	0.90	7,063
198A	CR	7.380	114	500.68	1.0000	0.90	3,695

Total Acres:	40.000
Total Assessed:	17,476
Drainage Debasement:	0
Adjusted Total:	17,476

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