

MAJOR LAND AUCTION

Marion County, Illinois

**705[±]
Acres**

Offered in 9 Tracts

 **MWA**
AUCTIONS &
REAL ESTATE

- **Productive Contiguous Farmland**
- **Excellent Recreational Timber**
- **Tract Sizes From 8[±] to 191[±] Acres**
- **Charming Country Home with Outbuildings**
- **Six Miles Northwest of Salem**

Wednesday, February 27th at 10am

Held at the Salem Community Activities Center Gymnasium

www.MWAAuctions.com | 217.398.6400



705[±] Acres

MAJOR LAND AUCTION

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Tract	Acres	Tillable
1	191±	165±
2	8±	3±
3	95±	77±
4	76±	1±
5	41±	-
6	71±	65±
7	117±	113±
8	61±	60±
9	45±	29±
	705±	513±

Alma Hatchery Rd

Offered in 9 Tracts

"Swing Tract"

Hoots Chapel Rd

Borden Rd

Townhouse Rd

Petrea Rd

Cubbage Chapel Rd

Ticklen Rd

Tract 5 is a swing tract and must be purchased by an adjoining landowner or in a combination with an adjoining auction tract.

MWA
AUCTIONS &
REAL ESTATE

Auction Location, Date, Time

Wednesday, February 27th at 10am

Salem Community Activities Center Gym
416 Oglesby Street, Salem, IL 62881

Property Information

Do not miss the opportunity to bid your price on 705± acres of Marion County land being offered for sale for the first time in over 70 years. With the multi-parcel auction format you can **bid on any individual tract, combination of tracts or even the property in its entirety**. This auction will give you, the bidder, the control and ability to tailor-make a purchase that fits your needs.

The property is being offered for sale in 9 tracts ranging in size from 8± acres to 191± acres and includes 513± acres of productive tillable farmland, recreational timber and a quaint country home with outbuildings and 18,000± bu. grain storage. Much of the offering includes tillable farmland which has an overall weighted P.I. rating of 101.7. Primarily timber, Tracts 4 and 5 offer excellent recreational opportunities for the outdoor enthusiast. Tract 2 features a lovely, move-in-ready, brick home. The home sits on a full basement, has two bedrooms on the main floor with a full bath, and has the ability to have two additional bedrooms upstairs. Tract 2 also features multiple outbuildings including machine storage, a shop with concrete floor, grain storage and historic barns.

Informational Open House Dates

Wednesday, January 30 • 11am-1pm

Friday, February 8 • 11am-1pm

Held at the house on Tract 2
6004 Borden Road, Salem, IL

Located in Sections 17, 20 and 29 of Tonti Township

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Directions

To Property and Information Day Location

From Interstate 57 Exit 116 at Salem:

Take U.S. Highway 50/Main Street west 2.2 miles to Hoots Chapel Rd and turn right. Travel north on Hoots Chapel Rd 4.5 miles to the property on your right.

From U.S. Highway 51:

At the intersection of U.S. 51 and Ferrydale Road take Ferrydale Road east 4 miles to Marshall Creek Road and turn left. Follow Marshall Creek Road north .7 miles to Alma Hatchery Road and turn right. Follow Alma Hatchery Road east 1.2 miles to Hoots Chapel Road and turn right. Follow Hoots Chapel Road approximately .5 miles to the property on your left.

To Auction Site:

From the intersection of U.S. Highway 50/Main Street and State Highway 37 in Salem take State Highway 37 north .4 miles to Oglesby Road and turn right. Travel east on Oglesby Road .2 miles to the Salem Community Activities Center on your left.

Auction Terms & Conditions

PROCEDURE: The property will be offered in 9 individual tracts, any combination of tracts, or as a whole property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer.

DOWN PAYMENT: A 10% down payment will be due immediately after being declared the high bidder(s). The down payment may be paid in the form of personal check, business check, or cashier's check. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement at the auction site immediately following the close of bidding for presentation to the seller. Final bid prices are subject to approval or rejection by seller.

POSSESSION: Possession will be given at closing subject to any remaining rights of the current tenant. Seller/tenant shall reserve occupancy of the grain storage bins through April 30, 2019. The farm lease is open for 2019.

CLOSING: Closing shall be 45 days following the date of the auction or as soon as applicable closing documents and any necessary surveys are completed.

TITLE: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND ASSESSMENTS: The 2018 calendar year taxes due and payable in 2019 shall be paid by seller in

the form of a credit at closing. The most recent tax figures available will be used to determine the amount of the credit.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the seller. The type of survey performed shall be at the seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title.

PERSONAL PROPERTY: No personal property shall be included in the sale. The dryer on the south grain bin belongs to the tenant and is not included in the sale. The FS fuel tank on Tract 2 is not included in the sale.

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owned by the seller, if any.

ACERAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

AGENCY: MWA Auctions and Real Estate is the exclusive agent of the seller.

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 purchase agreement. **ANNOUNCEMENTS MADE BY THE**

AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is 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. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company. The seller and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auction company are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day **ONLY** with prior approval from MWA Auctions and Real Estate.

Seller: The Dickirson Family Trust and The Weasel Family Trust

Farm History - Since 1942 the farm, formerly known as the "Borden Farm", had been owned and operated by Warren and Gladys Williams until their deaths and subsequent inheritance by their heirs. The acreage was first put together by H. Lee Borden in the late 1880s. The Borden's enjoyed bringing show stock and advances for their time such as a generator providing electricity in a rural area where there was none. It is said that people found good employment there -- maids in the house helping with the kitchen and laundry -- even area children were said to earn a dollar a day (unheard of in those days) helping Mrs. Borden with weeding or around the grounds. In its prime the farm featured a 22 room mansion, 3-story round barn and 20+ outbuildings. Today only two of the original barns remain from that bygone era.



Download Detailed Information Book • MWAuctions.com



MAJOR LAND AUCTION

Marion County, Illinois



MWA Auction & Real Estate
1605 S. State St., Suite 110
Champaign, IL 61820
(217) 398-6400

February 2019

Sun	Mon	Tues	Wed	Thur	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

705[±] Acres

Offered in 9 Tracts



AUCTION MANAGER: Kenny Schum #441.002214 #475.130235
AUCTIONEER: Russell Seneff # 441.002205 #475.165872

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