

FARMLAND

AUCTION

DOUGLAS COUNTY

ILLINOIS



**REEDER HORTON**  
F A R M S

**357±  
Acres**

- High Quality Soils
- Great Investment Opportunity
- Lease Open for 2024
- All Within 3 Miles of US Route 36

**WEDNESDAY, FEBRUARY 21ST • 10AM**

Tuscola Community Building - 122 W North Central Ave. Tuscola, IL 61953



**Murray Wise**  
ASSOCIATES LLC

217.398.6400

[www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com)



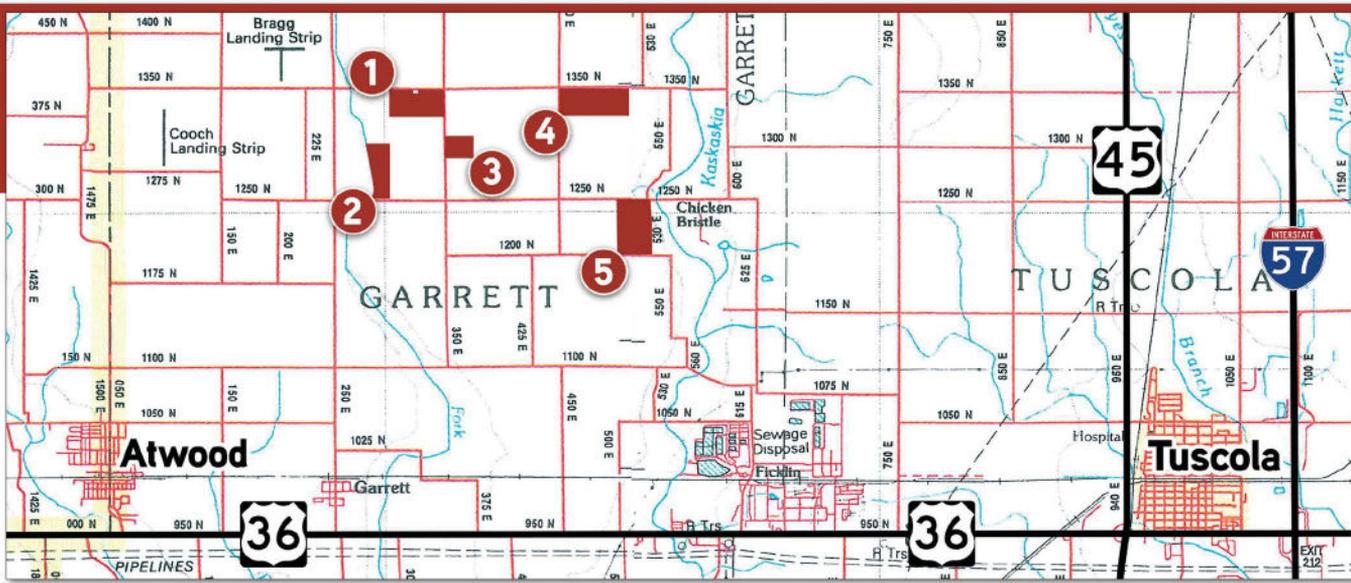
# FARMLAND AUCTION

# 357± Acres

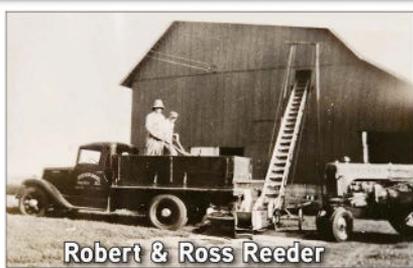
DOUGLAS COUNTY, ILLINOIS

**WED, FEBRUARY 21ST • 10AM**

Held at the Tuscola Community Building - 122 W. North Central Ave., Tuscola, IL 61953. Directions to Auction Site: From I-57 Exit 212, travel west on U.S. Route 36 for 1.1 miles to Main St. Turn right/north onto Main St. and travel 0.5 miles to N. Central Ave. Turn left/west onto N. Central Ave and the community building will be ahead on your right/north.



**History of the Family Farm**  
 In the 1840's two young men, Richard and John Haughton (Horton), sailed from Ireland to build a new life for themselves in America. Richard eventually settled in Garrett, IL. He and his descendants operated grain elevators at Ficklin, Garrett, Pierson Station. When the Atwood Bank was in trouble, they moved their Garrett Bank to Atwood to help save it. Richard's son John bought land for each of his children, and they continued to farm their land and prosper for over one hundred and eighty years.

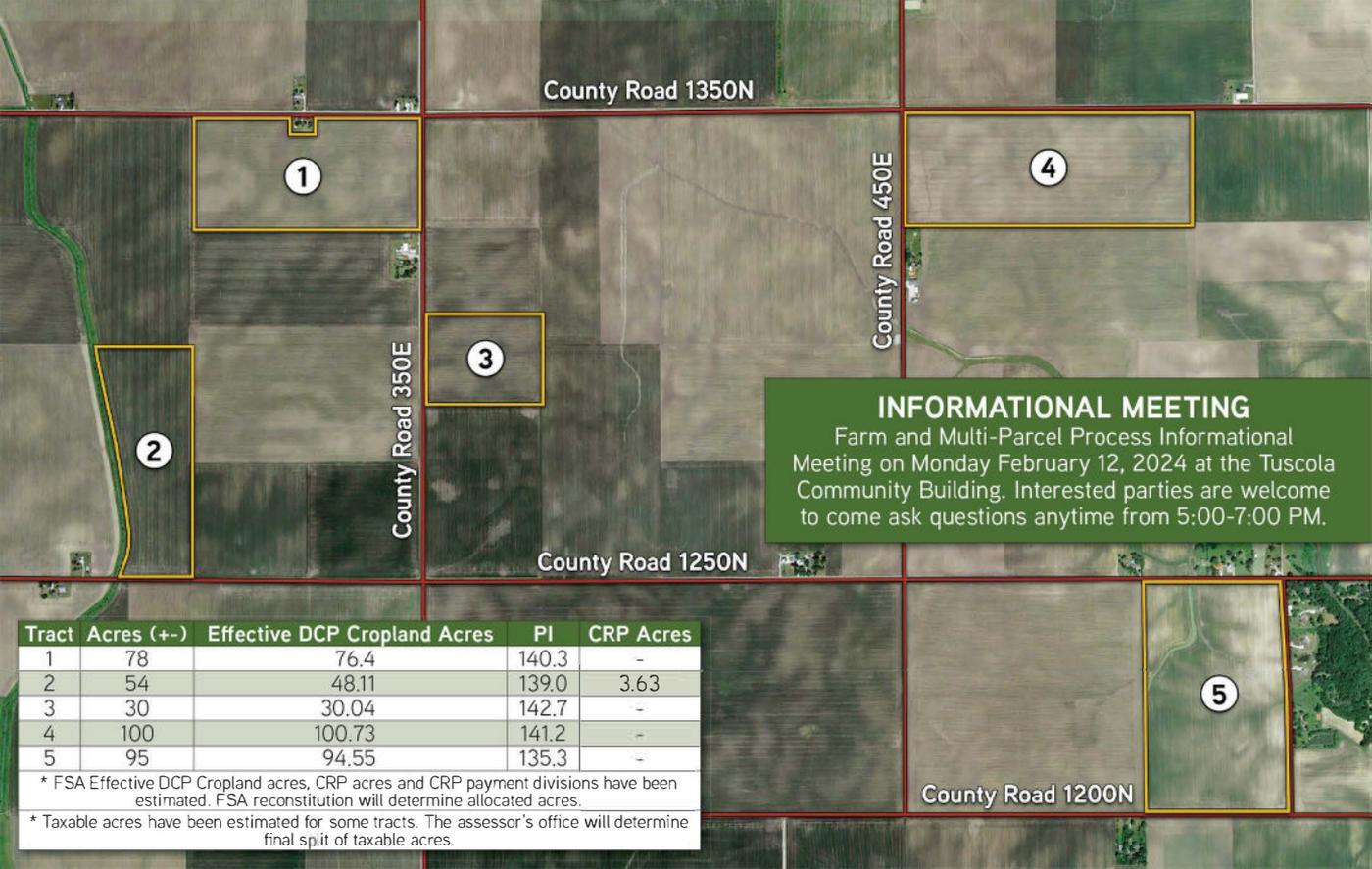


Robert & Ross Reeder

Richard's great, great grandchildren, twins, Robert and Ross Reeder farmed their family's land together for more than 60 years. They respected the land, supported each other, and never farmed on Sunday. This auction represents a once in a lifetime opportunity to own a piece of the Reeder Horton family legacy in Illinois.



**Executive Summary**  
 This High-Quality farmland located in Douglas County offers excellent soils. The property contains 357+- total acres and 353.46 FSA DCP Cropland Acres. This property is approximately 98% tillable!



**INFORMATIONAL MEETING**  
 Farm and Multi-Parcel Process Informational Meeting on Monday February 12, 2024 at the Tuscola Community Building. Interested parties are welcome to come ask questions anytime from 5:00-7:00 PM.

Tract	Acres (+/-)	Effective DCP Cropland Acres	PI	CRP Acres
1	78	76.4	140.3	-
2	54	48.11	139.0	3.63
3	30	30.04	142.7	-
4	100	100.73	141.2	-
5	95	94.55	135.3	-

\* FSA Effective DCP Cropland acres, CRP acres and CRP payment divisions have been estimated. FSA reconstitution will determine allocated acres.  
 \* Taxable acres have been estimated for some tracts. The assessor's office will determine final split of taxable acres.



**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. Bidding will be on a lump sum total dollars per tract, not dollars per acre. Livestream viewing will be available at [www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com).  
**REGISTRATION:** Onsite registration will take place prior to 10AM on Wednesday, February 21, 2024. For any questions about bidding, contact Liz Strom at (217) 398-6400 or [liz@mwallc.com](mailto:liz@mwallc.com).  
**ACCEPTANCE OF BID PRICES:** The successful high bidder(s) will enter into a Contract to Purchase immediately following the close of bidding for presentation to the seller. Final bid price is subject to approval or rejection by seller.  
**DOWN PAYMENT:** A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the close of the auction from the winning bidder. The down payment may be paid in the form of a wire transfer. Should the winning bidder not be approved by the Seller, the down payment shall be returned to Bidder as soon as practicable. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**  
**CLOSING:** The closing shall take place on or before March 26, 2024.  
**POSSESSION:** Possession will be given at closing. The lease will be open for 2024.  
**TITLE:** Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

**CRP:** A portion of Tract 2 is enrolled in the Conservation Reserve Program (CRP) with an annual payment of \$1,424 on 3.63 acres. The current contract expires September 30, 2026. Seller shall transfer all rights and obligations of that contract to the buyer. Call for details on the contract terms.  
**REIMBURSEMENT:** Buyer(s) will reimburse seller at closing for fertilizer applied and tillage work completed in preparation for the 2024 crop. Contact auction company for more information on reimbursement amounts.  
**REAL ESTATE TAXES & INCOME:** The 2023 calendar year taxes due and payable in 2024 shall be paid by Seller. Seller shall credit Buyer for said 2023 taxes based on the most recent tax figures available. Buyer is responsible for 2024 and all subsequent taxes. All 2023 farm income shall be retained by the Seller and all 2023 farm expenses shall be the responsibility of the Seller. All 2024 farm expenses shall be the responsibility of the Buyer and all 2024 income shall be retained by Buyer.  
**SURVEY:** At the Seller's option, the 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 the transfer of merchantable title.  
**MINERAL RIGHTS:** The sale shall include any and all mineral rights owned by the Seller, if any.  
**ACREAGES:** All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

**EASEMENTS & LEASES:** The sale is subject to any and all easements and leases of record.  
**DISCLAIMER:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. 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 Murray Wise Associates LLC. 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 Murray Wise Associates LLC. 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 final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.  
**AGENCY:** Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.  
**SELLER:** Reeder Family Trust



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**Murray Wise**  
ASSOCIATES LLC

1605 S. State Street, Suite 110  
Champaign, Illinois 61820

**Auctioneer:**

Russell Seneff #475.165872 #441.002205

**Sale Managers:**

Eric Sarff #471.020806

Elizabeth Strom #471.021846



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**357± Acres**

DOUGLAS CO., IL

**WED, FEB. 21<sup>ST</sup>**



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