

ABSOLUTE ONLINE ONLY AUCTION

MONROE COUNTY ▪ ILLINOIS ▪

461.87 ACRES M/L

Bidding Ends: Thursday, July 28th, 2022 at 4:00 PM CDT

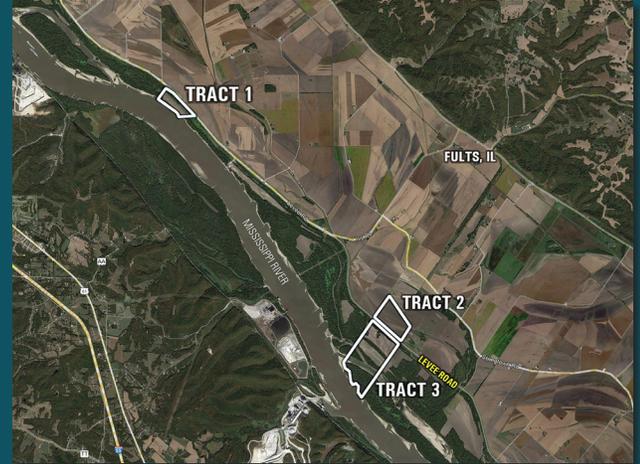
TRAVIS SMOCK
319.361.8089
Travis@PeoplesCompany.com

LISTING #16240
 **PEOPLES**[™]
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

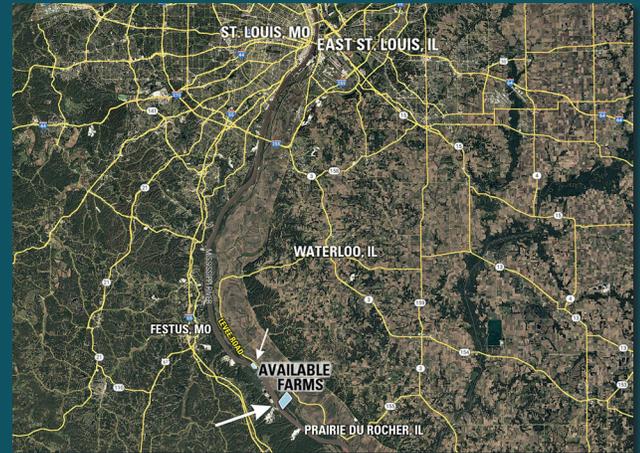
MONROE COUNTY, ILLINOIS ABSOLUTE ONLINE ONLY AUCTION

■ 461.87 ACRES M/L OFFERED IN THREE TRACTS ■

Peoples Company is offering three tracts of diverse Monroe County, Illinois land through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding app. The farms are being sold ABSOLUTE and with NO RESERVE. Tracts 1 & 3 are Mississippi River frontage farms with excellent recreational opportunities and income. Tract 2 is levee protected tillable farmland. All three tracts are located southwest of Fults along Levee Road in Precinct 13 and Precinct 15 Townships.



Bidding is LIVE and will remain open until Thursday, July 28th, 2022 at 4:00 PM Central Time Zone (CDT). A bid placed within three minutes of the scheduled close of the auction will extend bidding three minutes until all the bidding is complete. Properties are located 40 miles south of St. Louis and offer a combination of tillable farmland and recreational opportunities. This is an absolute auction with no reserve.



Tract 1

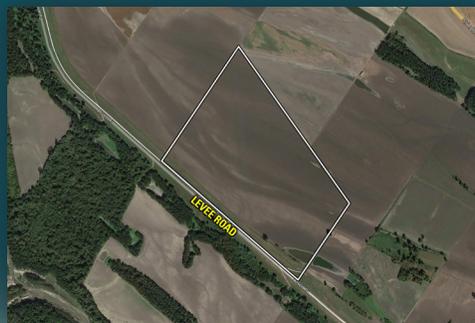
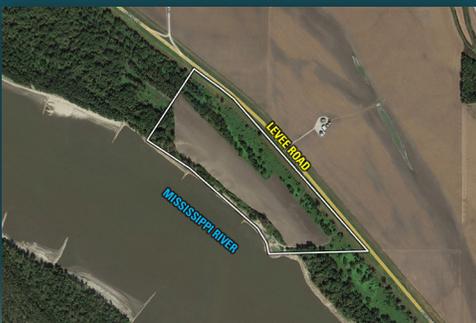
62.21 Acres M/L

Tract 2

111.02 Acres M/L

Tract 3

288.64 Acres M/L



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■ TRACT 1 ■

Tract 1 consists of 62.21 acres m/l of tillable and recreational ground along the Mississippi River in Monroe County, IL! Located just 40 miles south of St. Louis, this affordable property offers over 2,000 ft of Mississippi River frontage allowing for endless recreational opportunities. Income is provided by 22.69 FSA tillable acres carrying a productivity index of 112.5. The remaining portion of the farm is comprised of timbered areas, which combined with river access create excellent deer and waterfowl hunting potential. There has been a long term tenant in place that is willing to continue renting. This land is located west of Fults, IL with good access from Levee Road and in section 23 of Precinct 15 Township, Monroe County. This will be an absolute, no reserve auction.



LEVEE ROAD, FULTS, IL 62244

From Fults, IL: Travel southwest along Ivy Road for approximately 2.25 miles and continue following Ivy Road as it turns northwest and turns into Levee Road. Continue on Levee Road for approximately 3.25 miles and the farm will be situated on the southwest side of Levee Road.

**62.21
ACRES M/L**

■ Tillable Soils Map ■

Code	Soil Description	Acres	% of Field	Legend	Crop Productivity Index
3394B	Haynie silt loam	11.66	51.4%		118
3391A	Blake silty clay loam	10.16	44.8%		116
123	Riverwash	0.87	3.8%		

Weighted Average: 112.5



BIDDING ENDS ON THURSDAY, JULY 28TH, 2022 AT 4:00 PM CDT

■ TRACT 2 ■

Tract 2 consists of 111.02 acres m/l of highly tillable, levee protected farmland near Fults, Illinois. This farm consists of 101.49 FSA tillable acres carrying a PI of 113.5. Primary soil types include Ambraw silty clay loam, Haynie silt loam, and Fults silty clay. There has been a long term tenant in place that is willing to continue renting if the Buyer is an investor. The property is located just southwest of Fults along Levee Road in section 5 of Precinct 13 Township, Monroe County, IL. This will be an absolute, no reserve auction.

From Fults, IL: Travel southwest along Ivy Road approximately 2.25 miles to Levee Road. Turn left onto Levee Road and continue approximately 1.7 miles. Farm is situated on the northeast side of Levee Road.



LEVEE ROAD, FULTS, IL 62244

**111.02
ACRES M/L**

■ Tillable Soils Map ■

Code	Soil Description	Acres	% of Field	Legend	Crop Productivity Index
8302A	Ambraw silty clay loam	57.69	56.8%		114
8394B	Haynie silt loam	30.33	29.9%		118
1591A	Fults silt loam	11.89	11.7%		115
3847L	Fluvaquents-Orthents complex	1.58	1.6%		

Weighted Average: 113.5



■ TRACT 3 ■

Tract 3 consists of 288.64 acres m/l of unique riverfront farmland near Fults, Illinois. This farm features 107.44 FSA tillable acres carrying a PI of 109 with the remaining land consisting of multiple timbered areas and water. Primary soil types include Haynie silt loam and Blake silty clay loam. The property offers excellent Mississippi River frontage and the opportunity to own part of your own island creating endless recreational opportunities from boating to deer and waterfowl hunting. There has been a long term tenant in place that is willing to continue renting. The farm is located just southwest of Fults with good access from Levee Road in sections 5, 6, 7 & 8 of Precinct 13 Township, Monroe County, IL. This will be an absolute, no reserve auction.

From Fults, IL: Travel southwest along Ivy Road approximately 2.25 miles to Levee Road. Turn left onto Levee Road and continue approximately 1.7 miles. The farm is situated on the southwest side of Levee Road.



LEVEE ROAD, FULTS, IL 62244

**288.64
ACRES M/L**

■ Tillable Soils Map ■

Code	Soil Description	Acres	% of Field	Legend	Crop Productivity Index
3394B	Haynie silt loam	59.89	55.7%		118
3391A	Blake silty clay loam	39.09	36.4%		116
3646A	Fluvaquents	5.99	5.6%		
3092B	Sarpy fine sand	1.45	1.3%		84
3847L	Fluvaquents-Orthents complex	1.02	0.9%		

Weighted Average: 109



12119 Stratford Dr. Ste B
 Clive, Iowa 50325

JULY 2022						
Sun	Mon	Tue	Wed	Thu	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	29	30
31						



ABSOLUTE ONLINE ONLY AUCTION

MONROE COUNTY
▪ ILLINOIS ▪

461.87 ACRES M/L

Bidding Ends: Thursday, July 28th, 2022 at 4:00 PM CDT

ONLINE BIDDING: Register to bid at
<http://peoplescompany.bidwrangler.com>

Offering Monroe County, Illinois farmland through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. This is an absolute, no-reserve auction. All tracts will sell day of auction to the highest Bidder(s). Bidding is currently LIVE and will remain open until Thursday, July 28th, 2022 at 4:00 PM Central Time Zone (CDT) with closing taking place on or before Thursday, August 30th, 2022. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Monroe County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Monroe County FSA and NRCS offices.

CO-BROKER: Co-Broker must register the client 24 hours prior to the Auction date by filling out our Broker Registration Form.

EARNEST MONEY PAYMENT & POSSESSION: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in American Title Company.

CLOSING: Closing will occur on or about Thursday, August 30th, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

CONTRACT & TITLE: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Monroe County Title the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

FENCES: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on PRICE PER ACRE basis. Seller reserves the right to accept or reject any and all bids. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

DISCLAIMER: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the title commitment.

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