

722 ACRES M/L

DATE  
SEPTEMBER 11, 2018  
TUESDAY, 10:00 AM

LOCATION  
ACORNS GOLF LINKS  
3933 AHNE ROAD  
WATERLOO, IL 62298

SELLERS: WAMBLE MOUNTAIN FARMS, LLC

OFFERED AS 7 TRACTS



# MONROE COUNTY, IL

# FARMLAND

# AUCTION



GENERAL INFORMATION

TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TERMS & CONDITIONS



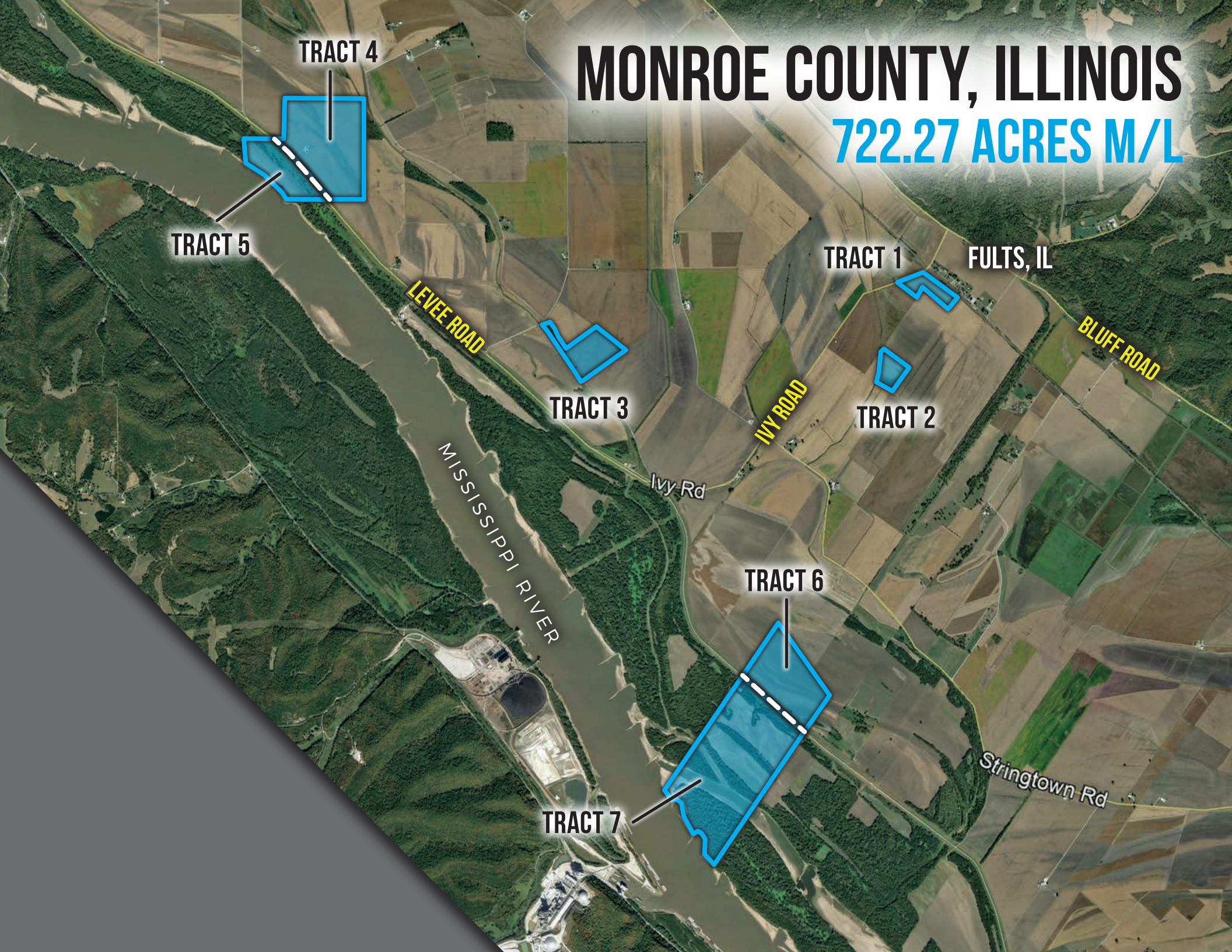
LISTING #14270  
PEOPLES COMPANY.COM

STEVE BRUERE: 515.222.1347  
STEVE@PEOPLES COMPANY.COM



# MONROE COUNTY, ILLINOIS

## 722.27 ACRES M/L



### GENERAL DESCRIPTION

Offering 722.27 acres m/l of diverse Monroe County, Illinois farmland in seven tracts. Tracts range in size from 19.25 acres m/l to 244 acres m/l as this unique portfolio offers everything from high quality tillable acres to excellent recreational ground with access to the Mississippi River. Improvements on multiple tracts include well maintained grain bins and metal storage buildings. These farms are located within a five mile radius of one another near Fuels, IL - approximately 25 miles south of St. Louis, MO and 12 miles west of Red Bud, IL in Precinct 13 and Precinct 15 Townships.

Don't miss this opportunity to maximize operational efficiencies and acquire a large portfolio of diverse assets in a strong area.

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ONLINE BIDDING  
AVAILABLE AND ON  
OUR MOBILE APP

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GENERAL INFORMATION

TRACT 1

TRACT 2

TRACT 3

TRACT 4

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TRACT 6

TRACT 7

TERMS &  
CONDITIONS



#### ABOUT THE FARM

Tract 1 totals 23.37 acres m/l which consists of approximately 23.01 FSA tillable acres m/l carrying a 120.4 CPI. Soil types on the tillable acres include Wilbur, Landes, Dupo, and Shaffton. Tract 1 includes one grain bin offering 4,500 bushels of storage. Located adjacent to the west side of Fults, IL, this tract is situated in Section 28 of Precinct 13 Township and is accessible from Ivy Road.

#### FARM PROGRAM INFORMATION

Corn - 8.95 base acres, PLC Yield of 140  
Beans - 16.59 base acres, PLC Yield of 43  
Wheat - 2.47 base acres, PLC Yield of 50  
Farm is enrolled in ARC-CO.

#### DIRECTIONS

From Fults, travel west along Ivy Road approximately 0.2 miles. Tract 1 is situated on the south side of Levee Road.

#### ESTIMATED TAXES

\$411.56



Code	Soil Description	Acres	% of Field	CPI Legend	CPI
8336A	Wilbur silt loam	13.07	56.3%		128
8304B	Landes very fine sandy loam	5.93	25.5%		100
8180A	Dupo silt loam	2.63	11.3%		131
8183A	Shaffton clay loam	1.58	6.8%		116
Weighted Average					120.4



#### IMPROVEMENTS

One 4,500 bushel Chief Grain Bin with stirall, fan and dryer





19.25 TRACT 2  
ACRES M/L

#### ABOUT THE FARM

Tract 2 totals 19.25 acres m/l which consists of approximately 18.76 FSA tillable acres m/l carrying an 89 CPI. Nearly 100% tillable, this tract is bordered by a drainage ditch along its west and south sides. Tract 2 is situated in Sections 28 and 29 of Precinct 13 Township.

#### FARM PROGRAM INFORMATION

Corn - 7.12 base acres, PLC Yield of 140  
Beans - 13.21 base acres, PLC Yield of 43  
Wheat - 1.97 base acres, PLC Yield of 50  
Farm is enrolled in ARC-CO.

#### DIRECTIONS

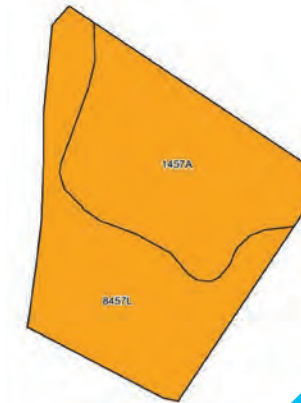
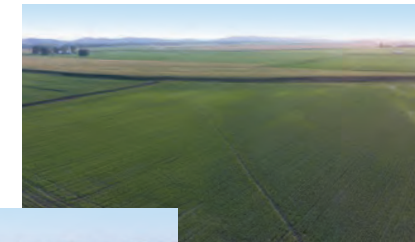
From Fults, travel west along Ivy Road approximately 0.2 miles. Tract 2 is situated approximately 0.4 miles south of Ivy Road.

#### ESTIMATED TAXES

\$95.92



Code	Soil Description	Acres	% of Field	CPI Legend	CPI
1457A	Booker clay	9.31	50.8%		89
8457L	Booker clay	9.03	49.2%		89
Weighted Average					89



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TRACT 2

TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TERMS & CONDITIONS



#### ABOUT THE FARM

Tract 3 totals 46.00 acres m/l which consists of approximately 45.81 FSA tillable acres m/l carrying a 113.6 CPI. Primary soil types on the tillable acres include Ambraw, Shaffton, Fults, and Nameoki. Improvements on Tract 3 include two grain bins totaling 6,500 bushels of storage and one metal pole building. Located in Section 30 of Precinct 13 Township and Section 25 of Precinct 15 Township, the farm is accessible from Long Lake Road.

#### FARM PROGRAM INFORMATION

Corn - 18.99 base acres, PLC Yield of 140  
Beans - 35.23 base acres, PLC Yield of 43  
Wheat - 5.24 base acres, PLC Yield of 50  
Farm is enrolled in ARC-CO.

#### DIRECTIONS

From Fults, travel southwest along Ivy Road approximately 2.25 miles. Turn right onto Long Lake Road and continue approximately 0.85 miles. Tract 3 is situated on both sides of Long Lake Road.

#### ESTIMATED TAXES

\$792.88



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Code	Soil Description	Acres	% of Field	CPI Legend	CPI
8302A	Ambraw silty clay loam	15.46	35.8%		114
8183A	Shaffton clay loam	14.92	34.6%		116
1591A	Fults silty clay	4.17	9.7%		115
8592A	Nameoki silty loam	3.12	7.2%		120
8591A	Fults silty clay loam	1.91	4.4%		115
8304B	Landes very fine sandy loam	1.81	4.2%		100
8457L	Booker clay	1.79	4.1%		89
Weighted Average					113.6



#### IMPROVEMENTS

One 4,500 bushel Butler Bin with stirall, unloading auger and dryer  
One 2,000 bushel Butler Bin with unloading auger  
One 40' x 54' metal storage building



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TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TERMS & CONDITIONS



173.78 TRACT 4  
ACRES M/L

#### ABOUT THE FARM

Tract 4 totals 173.78 acres m/l, all of which are levee-protected. This tract consists of approximately 158.54 FSA tillable acres m/l carrying a 114.8 CPI. Primary soil types on the tillable acres include Ambraw, Shaffton, and Haynie. Improvements on Tract 4 include three grain bins and two metal buildings. Located in Section 23 of Precinct 15 Township.

#### FARM PROGRAM INFORMATION

Corn - 70.28 base acres, PLC Yield of 140  
Beans - 130.34 base acres, PLC Yield of 43  
Wheat - 19.41 base acres, PLC Yield of 50  
Farm is enrolled in ARC-CO.

*This information pertains to Tract 4 and Tract 5 which are one farm according to current FSA records. This information is subject to change when the tracts are reconstituted. The bins and buildings will remain with Tract 4 when the farms are reconstituted by the Monroe County FSA Office.*

#### DIRECTIONS

From Fults, travel southwest along Ivy Road approximately 2.25 miles. Follow Ivy Road as it turns northwest and turns into Levee Road. Follow Levee Road approximately 3.25 miles. Tract 4 is situated on the northeast side of Levee Road.

#### ESTIMATED TAXES

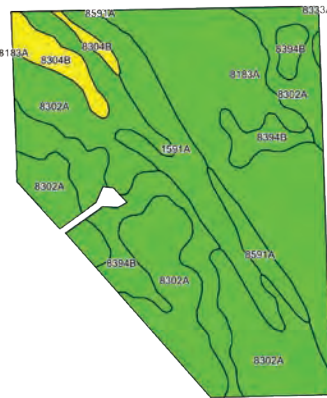
\$2,862



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Code	Soil Description	Acres	% of Field	CPI Legend	CPI
8302A	Ambraw silty clay loam	61.43	38.7%		114
8183A	Shaffton clay loam	43.69	27.6%		116
8394B	Haynie silt loam	25.62	16.2%		118
1591A	Fults silty clay	16.78	10.6%		115
8304B	Landes very fine sandy loam	6.45	4.1%		100
8591A	Fults silty clay	4.24	2.7%		115
8180A	Dupo silt loam	0.33	0.2%		131
Weighted Average					114.8



#### IMPROVEMENTS

One 4,500 bushel Butler Bin with stirall, unloading auger and dryer  
One 9,600 bushel FS Bin with fan and unloading auger  
One 32,000 bushel bin with sweep away auger, stirall, roof auger, dryer capability, ladder, load auger, unloading auger  
One 40' x 50' metal storage building  
One 36' x 42' metal storage building

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TRACT 4

TRACT 5

TRACT 6

TRACT 7

TERMS & CONDITIONS



#### ABOUT THE FARM

Tract 5 totals 62.21 acres m/l consisting of 22.69 FSA tillable acres carry a 112.5 CPI. This tract offers great recreational opportunities with natural wildlife habitat and direct access to the Mississippi River while providing income from the tillable acres. Located in Section 23 of Precinct 15 Township, this tract can be accessed from Levee Road.

#### FARM PROGRAM INFORMATION

Corn - 70.28 base acres, PLC Yield of 140  
Beans - 130.34 base acres, PLC Yield of 43  
Wheat - 19.41 base acres, PLC Yield of 50  
Farm is enrolled in ARC-CO.

*This information pertains to Tract 4 and Tract 5 which are one farm according to current FSA records. This information is subject to change when the tracts are reconstituted.*

#### DIRECTIONS

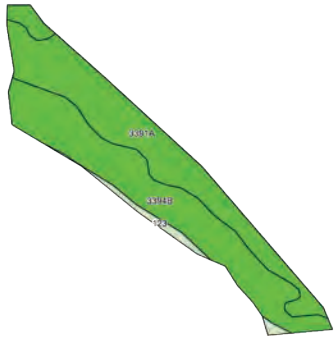
From Fults, travel southwest along Ivy Road approximately 2.25 miles. Follow Ivy Road as it turns northwest and turns into Levee Road. Follow Levee Road approximately 3.25 miles. Tract 5 is situated on the southwest side of Levee Road.

#### ESTIMATED TAXES

\$990



Code	Soil Description	Acres	% of Field	CPI Legend	CPI
3394B	Haynie silt loam	11.66	51.4%	<div></div>	118
3391A	Blake silty clay loam	10.16	44.8%	<div></div>	116
123	Riverwash	0.87	3.8%	<div></div>	
Weighted Average					112.5





#### ABOUT THE FARM

Tract 6 totals 111.02 acres m/l, all of which are levee-protected. This tract is nearly 100% tillable with 101.49 FSA tillable acres carrying a 113.5 CPI. Primary soil types on the tillable acres include Ambraw, Haynie, and Fults. Located in Section 5 of Precinct 13 Township, this tract can be accessed by Levee Road.

#### FARM PROGRAM INFORMATION

Corn - 80.68 base acres, PLC Yield of 140  
Beans - 149.64 base acres, PLC Yield of 43  
Wheat - 22.28 base acres, PLC Yield of 50  
Farm is enrolled in ARC-CO.

*This information pertains to Tract 6 and Tract 7 which are one farm according to current FSA records. This information is subject to change when the tracts are reconstituted.*

#### DIRECTIONS

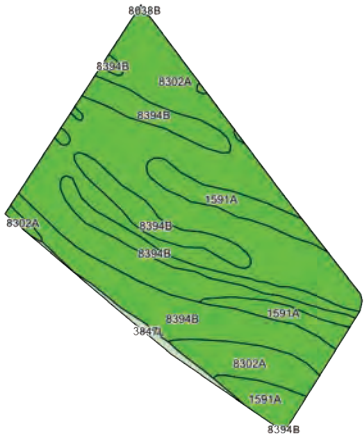
From Fults, travel southwest along Ivy Road approximately 2.25 miles to Levee Road. Turn left onto Levee Road and continue approximately 1.7 miles. Tract 6 is situated on the northeast side of Levee Road.

#### ESTIMATED TAXES

\$1,700



Code	Soil Description	Acres	% of Field	CPI Legend	CPI
8302A	Ambraw silty clay loam	57.68	56.8%		114
8394B	Haynie silt loam	30.33	29.9%		118
1591A	Fults silty clay	1.90	11.7%		115
3847L	Fluvaquents-Orthents complex	1.58	1.6%		
Weighted Average					113.5





#### ABOUT THE FARM

Tract 7 totals 286.64 acres m/l which includes 107.44 FSA tillable acres carrying a 109 CPI. This tract offers excellent recreational opportunities as the balance of the land includes approximately 120 acres m/l of good standing timber with access to the Mississippi River. Located in Sections 5, 6, 7, and 8 of Precinct 13 Township, this tract can be accessed by Levee Road and well maintained lane winding along the northwest boundary of the property. Situated within an hour from downtown St. Louis, don't miss the chance to acquire this diverse property. Perfect for camping, hunting, fishing, canoeing, etc. while receiving income from the productive tillable acres.

#### FARM PROGRAM INFORMATION

Corn - 80.68 base acres, PLC Yield of 140  
Beans - 149.64 base acres, PLC Yield of 43  
Wheat - 22.28 base acres, PLC Yield of 50  
Farm is enrolled in ARC-CO.

*This information pertains to Tract 6 and Tract 7 which are one farm according to current FSA records. This information is subject to change when the tracts are reconstituted.*

#### DIRECTIONS

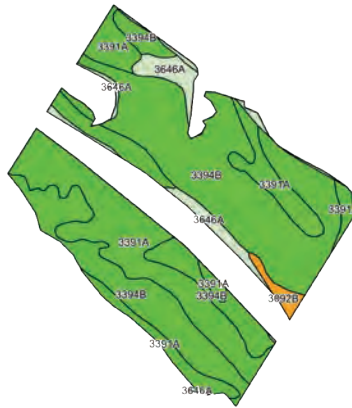
From Fults, travel southwest along Ivy Road approximately 2.25 miles to Levee Road. Turn left onto Levee Road and continue approximately 1.7 miles. Tract 7 is situated on the southwest side of Levee Road.

#### ESTIMATED TAXES

\$1,350



Code	Soil Description	Acres	% of Field	CPI Legend	CPI
3394B	Haynie silt loam	59.88	55.7%		118
3391A	Blake silty clay loam	39.10	36.4%		116
3646A	Fluvaquents, loamy	6.00	5.6%		
3092B	Sarpy fine sand	1.45	1.3%		84
3847L	Fluvaquents-Orthents complex	1.01	0.9%		
Weighted Average					109



# AUCTION TERMS & CONDITIONS

**AUCTION METHOD:** The property will be offered in seven individual tracts or any combination of those tracts through the Multi-Parcel Auction method. At any time, a bidder may introduce a new combination of tracts he/she would like to pursue. There will be open bidding on the individual tracts and all combinations until the end of the auction.

**BIDDER REGISTRATION:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. No absentee or phone bids will be accepted at the auction without the prior approval of the Auctioneer.

**AGENCY REPRESENTATION:** Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves by participating in and completing the auction sales transaction.

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

**MINERAL RIGHTS:** All mineral rights, if any, will be transferred to the Buyer(s).

**SURVEY:** Survey work has been completed for Tracts 4, 5, 6, and 7. Please visit [PeoplesCompany.com](http://PeoplesCompany.com) and search for Listing #14270 for copies of surveys or contact Listing Agent.

**FINANCING:** The sale of the property is not contingent upon Buyer obtaining financing. All financing arrangements are to have been made prior to bidding at the auction. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

**CONTRACT & TITLE COMMITMENT:** Immediately upon conclusion of the auction, the winning bidder(s) will enter into a Real Estate Sale and Purchase Agreement and deposit the required earnest money payment. The Seller will provide the Buyer(s) with a current Title Commitment and, at closing, an Owner's Policy in the amount equal to the purchase price of each respective tract(s). All regular title insurance premiums, title, or abstracting fees and title company/closing agent fees or cost shall be paid by the Seller. Any 'additional selections' required by the Buyer(s) on the title insurance shall be the responsibility of the Buyer. Property will be transferred via Special Warranty Deed.

**EARNEST MONEY PAYMENT:** A 10% earnest money payment is required on the day of the auction for each tract. The earnest money payment may be paid in the form of cash, good check, or by wire transfer. All funds will be made payable to and held by the escrow agent, First American Title Insurance Company.

**CLOSING:** Closing will occur on or about October 11, 2018. The balance of the purchase price will be payable at closing in the form of cash, certified check, or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

**REAL ESTATE TAXES:** The real estate taxes will be prorated between the Seller and Buyer(s) to the date of closing.

**POSSESSION OF THE LAND:** All tracts are subject to a farm lease which shall be assigned at closing. Possession of the land shall be given on the earlier of (a) the tenant's completion of the harvest of the crops grown on each tract or (b) on January 1, 2019. Seller shall be entitled to 100% of the rental income attributed to the land for 2018 lease term.

**POSSESSION OF THE GRAIN BINS:** Tracts 1, 3, and 4 are subject to a grain bin lease which shall be assigned at closing. Possession of the grain bins will be given on August 1, 2019. However, the Buyer(s) shall be entitled to 100% of the rental income attributed to the grain bins for the 2018-2019 lease term. Rental income for the grain bins is \$0.1401 per bushel of storage on each respective tract. Buyer will receive a credit at closing for the 2018-2019 pre-paid rental income for the respective tract or tracts being purchased.

**DISCLAIMER:** All field boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. Tract acres, tillable acres, soil descriptions, etc. may vary slightly from the figures stated in the marketing material and will be subject to change. Bidder(s) and their tax, legal, and/or other advisors should perform their 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. The Real Estate Sale and Purchase Agreement, Title Commitment, and Draft Closing Documents have been made available to the general public throughout the marketing period. By bidding at the auction, bidders acknowledge these have been made available prior to the auction and all bidders had the opportunity to review these documents during their due diligence period. Please visit [PeoplesCompany.com](http://PeoplesCompany.com) and search for Listing #14270.

**OTHER:** This sale is subject to all easements, covenants, leases, and restrictions of record or otherwise made known to bidders. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, or arising by operation of law concerning the property made by the Seller, Peoples Company, or the Auctioneer, and are hereby expressly disclaimed. Any announcements made on the day of the auction by the Auctioneer or Listing Agent(s) will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. The Sellers reserve the right to accept or reject any and all bids. All decisions of the Auctioneer are final.



## ONLINE BIDDING AVAILABLE

Not able to make it to the live auction, but still want to bid from your computer or smartphone? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your phone.



## MORE INFORMATION

For more information, photos, maps, plus an aerial drone video, and our new 360° tour, please visit our website [PeoplesCompany.com](http://PeoplesCompany.com) and look up Listing #14270.





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