

**PUBLIC AUCTION OF THE
WYFFELS FARM
318 ACRES, MORE OR LESS
PRIME PRODUCTIVE FARM LAND
Saturday, October 17, 2015
Beginning Promptly at 10:00 a.m.**

The undersigned will offer the below described farm real estate commonly known as the Wyffels Farm. The sale is to take place at the Geneseo Community Center, located at 401 E North Street, Geneseo, IL. The farm is located 3 miles North of Atkinson on the Atkinson blacktop (Spring St). The farm is located in Sections 14 & 15, Atkinson Township, Henry County, IL.



PROPERTY TO BE OFFERED IN THE FOLLOWING PARCELS:

PARCEL 1A 40 acres (more or less) the SE ¼ of the SE ¼ of section 15 Atkinson Township. This is an excellent parcel in an excellent state of productivity, 37.58 acres are tillable.

PARCEL 1B 40 acres (more or less) the NE ¼ of these SE ¼ of section 15 Atkinson Township, excellent soil types, 38.88 acres are tillable.

PARCEL 1C 158 acres, (more or less), the NE ¼ of section 15 Atkinson Township less an approximate two acre building lot in the NW corner. This tract is well tiled, 154.06 acres are tillable. This farm is in an excellent state of productivity.

PARCEL 2; 80 acres (more or less) the S ½ of the SW ¼ of section 14 Atkinson Township, 78.39 acres are tillable, and very productive, and as with all parcels it has been well farmed for years. Improved with a 14000 bu. grain bin

METHOD OF SALE: Parcels 1A, 1B, & 1C will be offered first individually, and then in combination. Then Parcel 2 will be offered, all selling to the highest bid prices. Bidding on all parcels will be by the acre, minimum bid raises on individual parcels, \$50 per acre. The minimum bid raises on combinations will be \$25 per acre.

ASCS Information: Crop Land Acres: 308.91 Corn Base: Acres 240.3, Yield: 159 bushels per acre. Bean base: 14 acres, Yield: 39 bushels per acre.

TERMS: 10% down the day of sale. Possession and final settlement will be on January 7, 2016. Trustee's Deed and Title Insurance showing merchantable title will be provided to the buyer. Taxes for 2015 will be paid by the Seller. All subsequent taxes will be paid by the Buyer. The successful bidders will be required to sign a purchase agreement immediately following the auction. A copy of the required contract is available from Roy Holmstrom or Attorney Reynolds M. Everett Jr. This property is being sold free, and clear of any encumbrances. Property is sold "AS IS, WHERE IS" free of any expressed or implied warranties by either the seller or the auction company as to the condition of the property. Announcements made the day of the sale take precedence over any prior information whether written or oral. 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 is assumed by the seller or the auction company. An ID shall be required.

AUCTIONEER'S NOTE: You won't find a farm that has been better farmed, first by the family, and now by its current tenant. It is very productive farm land, and is in a great state of productivity. Great location too! For one parcel, or the whole farm as a super large unit, what more could you ask for, come take a look!

Owners: William F. Wyffels, Sr. Trust, William Wyffels, Jr., Trustee

AUCTION CONDUCTED BY: Holmstrom Realty Services

Atkinson IL 309-944-6423

To inspect the premises, obtain a copy of the plat, or for more information contact,
Roy Holmstrom, Broker, 309-944-4734 or Tim Holmstrom, Broker, 309-944-6423

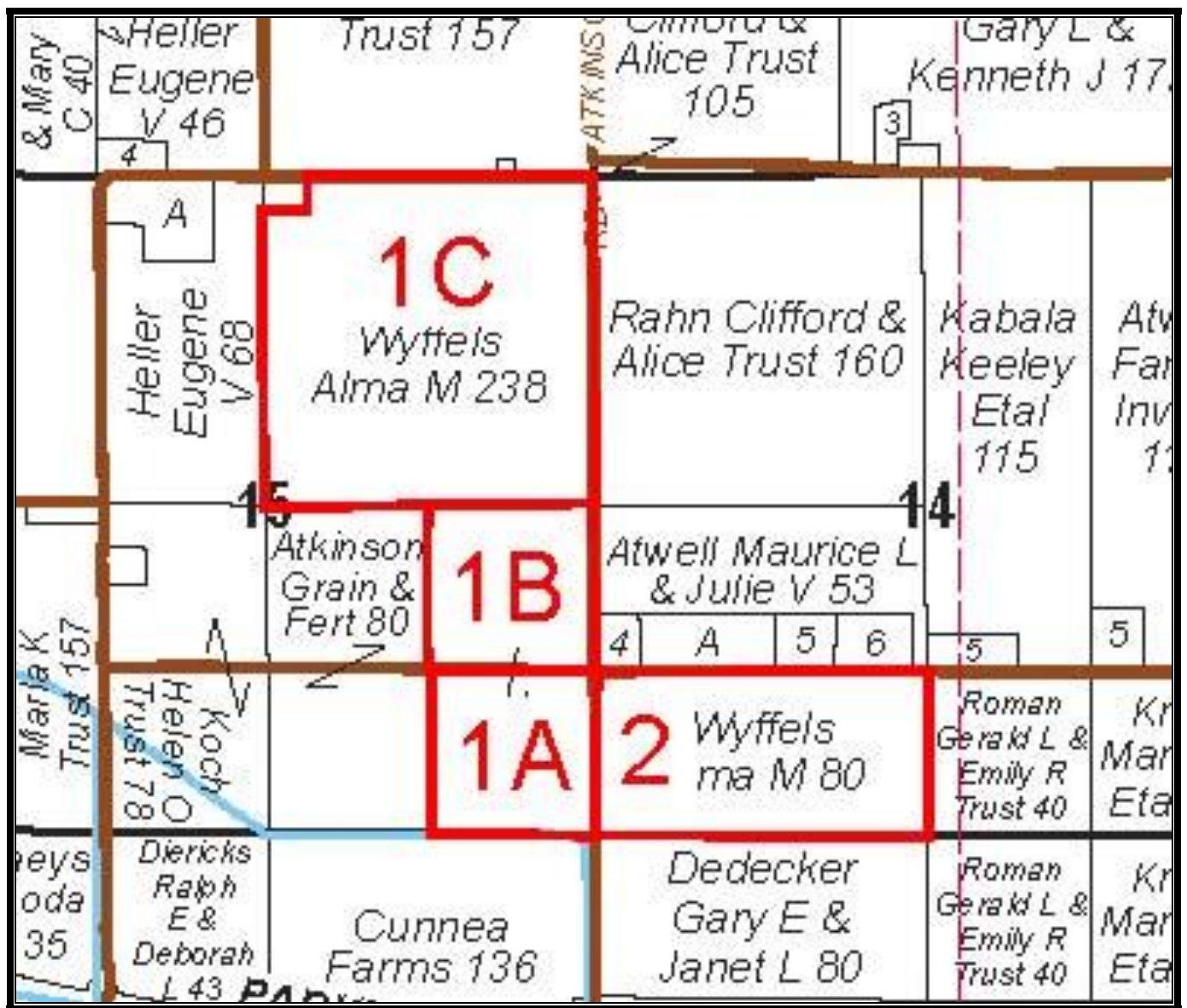
For more information look at HolmstromRealEstate.com

Reynolds M. Everett Jr, Attorney for the Sellers, 309-932-2001

Barash & Everett LLC 110 N Exchange St., Galva, IL

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