

# PUBLIC AUCTION of CHRISTIAN COUNTY FARMLAND

**Wednesday, October 1, 2014 • 7 pm**

**50 ACRES OF PRIME CHRISTIAN CO. FARMLAND**

AUCTION TO BE HELD AT

**Christian Co. Extension Office**

**1120 N. Webster St., Taylorville, IL**

THE PROPERTY IS AN UNIMPROVED 50 ACRES, MORE OR LESS, ALL TILLABLE, LOCATED APPX. 1 3/4 MILES EAST OF EDINBURG ILLINOIS.

LEGAL: THE NORTH 50 ACRES OF THE E 1/2 OF THE SOUTH-WEST 1/4 SECTION 17, TOWNSHIP 14 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN, BUCKHART TOWNSHIP (EAST PART) CHRISTIAN CO. ILLINOIS

Perm Parcel #03-08-17-300-002-00

**Taxes:** Appx. \$1,098.42 - 2013 paid in 2014

**FSA Info:** Corn Base = 30.0 Direct Yield 135 CC Yield 163

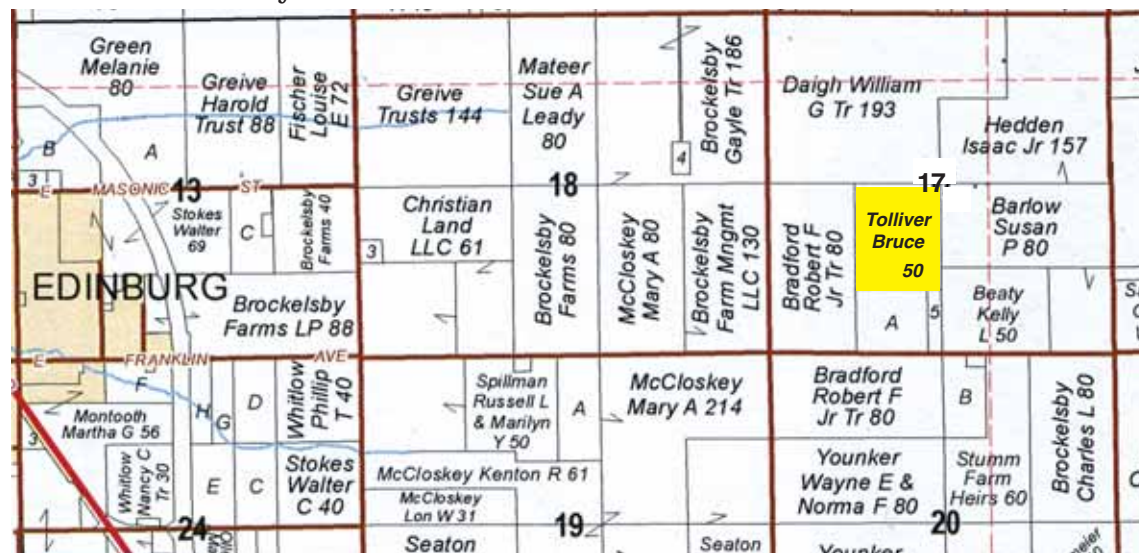
Bean Base = 16.20 Direct Yield 30 CC Yield 36

Wheat Base = 3.80 Direct Yield 56 CC Yield 44

Yield History: Corn 180 Beans 60



TERMS: \$10,000  
DOWN PAYMENT AT  
TIME OF AUCTION  
AND BALANCE AT  
CLOSING ON OR  
BEFORE NOV. 10,  
2014 BUYER WILL  
BE REQUIRED TO  
ENTER INTO A  
WRITTEN CON-  
TRACT AT THE TIME  
OF THE AUCTION.



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TITLE POLICY SHOWING MERCHANTABLE TITLE WILL BE FURNISHED SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD IN PLACE  
POSSESSION: AT COMPLETION OF FALL HARVEST SUBJECT TO PRESENT TENANTS RIGHTS DANNY PUCETTI

**ANNOUNCEMENTS AT TIME OF AUCTION SHALL TAKE PRECEDENCE OVER ALL PRINTED MATERIAL.**

**Bruce D. Tolliver, Owner**

Daniel W. Austin Atty. 217-824-4931

**MICENHEIMER AUCTION SERVICE**

**James Micenheimer Auctioneer**

TAYLORVILLE, ILLINOIS

217-824-9324 for information

www.micenheimer.com

ILL. Lic# 440000896

