

OGLE COUNTY, ILLINOIS

# FARM LAND AUCTION

**Tuesday, December 1st, 2020 at 10:00 A.M**

**Sale to be held via tele-conference call:**

**\*\*Call 815-946-4120 on November 30<sup>th</sup> between 1pm-4pm  
to register and receive a bidders number \*\***

**560 Acres +/- of Farmland Only**

**(Selling in 7 Parcels)**



2021 OPEN  
TENANCY

**Parcel # 1) Farmland Only- NO BUILDINGS**

Section 34 of Woosung Township P.I. 138.1  
116.448 Surveyed Acres FSA Acres 114.82  
Tax ID # 14-34-200-004 \$ 4,349.90

**Parcel # 2) Farmland Only- NO BUILDINGS**

Sections 23 & 24 of Buffalo Township P.I. 137.5  
98.631 Surveyed Acres FSA Acres 91.14  
Tax ID #'s 14-23-200-003 \$ 516.32 & 004 \$ 2,250.16, 14-23-100-002 \$ 1,427.51

**Parcel # 3) Farmland Only- NO BUILDINGS**

Section 19 of Pine Creek Township P.I. 142.4  
79.985 Surveyed Acres FSA Acres 78.81  
Tax ID # 15-19-400-011 \$ 3,860.58

**Parcel # 4) Farmland Only- NO BUILDINGS**

Section 20 of Pine Creek Township P.I. 137.1  
73.83 Surveyed Acres FSA Acres 71.75  
Tax ID # 15-20-400-009 \$ 2,782.58

**Parcel # 5) Farmland Only- NO BUILDINGS**

Section 5 of Pine Creek Township P.I. 132.9  
90 Surveyed Acres FSA Acres 88  
Tax ID # 15-05-200-010 \$ 3,335.00

**Parcel # 6) Farmland Only- NO BUILDINGS**

Section 11 of Eagle Point Township P.I. 131.6  
50.29 Surveyed Acres FSA Acres 46.60  
Tax ID # 13-11-200-002 \$ 1,483.20

**Parcel # 7) Farmland Only- NO BUILDINGS**

Section 12 of Eagle Point Township P.I. 137.7  
50.13 Surveyed Acres FSA Acres 48.21  
Tax ID # 13-11-100-001 \$ 2,008.68

**Terms and conditions**

Parcels will be offered by dollars per surveyed acre. Successful buyer required to put 10% down and enter into a purchase agreement day of auction. Balance of purchase due at closing which will be on or before January 5<sup>th</sup>, 2021. Buyer will be given a credit for the 2020 real estate taxes based on 2019 tax figures. All subsequent taxes will be buyer's responsibility. This printed information is believed to be correct, but all buyers should research the property and make their own conclusions. All announcements made the day of the sale take precedence over all printed materials. The property is sold as is, where is. The Seller has the right to accept or reject any and all bids. The Seller will provide title insurance policy ensuring merchantable title.

**OWNER, JACK HEIDELMEIER ESTATE**

Heidelmeier Investments, LP  
Jack Heidelmeier Trust  
J-Heid

**For Information Contact:**

**Lenny Bryson, Auctioneer**  
Illinois License # 440 000158  
11749 West Judson Road  
Polo, IL 61064

**TRUST,**

Midland States Bank Wealth Management, Ph 815-285-5186 Connie Bontz

**Attorney,**

Ehrmann Gehlbach Badger & Considine, LLC. Ph 815-288-4949 Gary Gehlbach

To view plat, aerial, & soil maps visit [www.lennybrysonauctioneer.com](http://www.lennybrysonauctioneer.com)