**STEPHENSON COUNTY, ILLINOIS**

**FARM LAND AUCTION 81.39 ACRES**

**FRIDAY MARCH 4 10:00 A.M.**

**6700 W. STEPHENSON ST. RD., FREEPORT, IL**

**GERALD K. MEIER TRUST**

**AUCTION HELD AT: STEPHENSON COUNTY FARM BUREAU BUILDING,**

 **210 W. SPRING ST., FREEPORT, IL 61032**

**Property Offered as:**

 **Tract #1 – 4.4 Acres surveyed w/ House and Out Buildings.**

 **Tract #2 – 36.99 Acres Farmland**

 **Tract #3 – 40 Acres Farmland**

 **Tract #4 – 81.39 Acres Total Tracts #1, #2, #3**

**Property Facts:**

 **Harlem Township, Sections 30, 31**

* + **HOUSE: All brick (1900’s), 5 Bedroom, 2 staircases, modern Kitchen cupboards, All major appliances stay, Living & Dining Rms, Main floor Bath w/ tub, New LP Furnace, New metal Roof, Hardwood floors, Oak trim, Enclosed & open Porch. Large home.**
	+ **OUT BUILDINGS: 2 story older Barn, 3 stall Pole Shed, 2 -1 stall Garages, Grainary, Several Chicken Houses, 1,000 gal. Tank.**
	+ **71.5 base Aces HEL**
	+ **Tax Code: 08-13-31-100-009 and 08-13-30-300-003**
	+ **Highly productive Soils: Greenbush, Fayette, Atterberry, Rozetta**
	+ **Crop Productivity Index 124.2**
	+ **Open Possession 2022**

**Note: High quality farm ground w/ hard road frontage. Very nice Farmette!**

**Usual Real Estate Auction Terms. Sold subject to Trust confirmation!**

**Union Savings Bank Trust Dept., Freeport, IL – Cheryl Lessman**

**Heather McPherson, Attorney 815-235-4411**

**Contact Auctioneer 815-238-3044 with questions.**

**Check website for pictures:**

, LLC

**www.Proauctionsllc.com**

 **RICK GARNHART, AUCTIONEER 815-238-3044**

 **IL Lic: 440000901 WI Lic: 2844-52**

 **German Valley, IL 815-238-3044**

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