



**Bids Due by**  
February 19, 2025  
at 3 PM CST

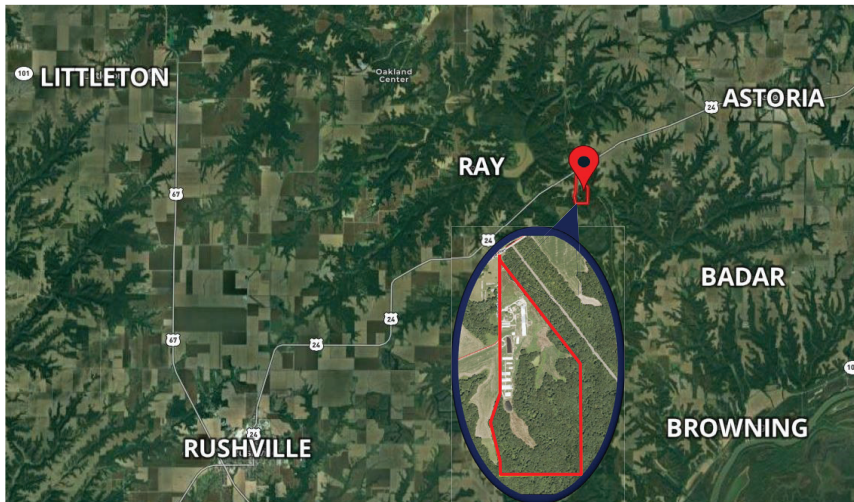
See page 2 for  
submission process

## RECREATIONAL PROPERTY AVAILABLE FOR BID

Fulton County, IL

785 North Taylor Lane  
Astoria, IL 61501

The farm is located 4 miles west of Astoria in Fulton County. Has 81.43 taxable acres with primary appeal as recreational property. Timber has been hunted for many years and has a few mature hardwoods. Farm is irregularly shaped with access into the northwest corner from North Taylor Lane. The building site is located along the northern third, while the balance is primarily rolling timber along the southern two-thirds. There are a few smaller tillable fields (~15 acres). The buildings have been oriented around a 2,400 head sow farm for many years with all the existing infrastructure in place to continue operation, which includes the animal feeding permit for the operation.



### Estimated acre allocation as follows (m/l):

- 52 acres Timber
- 15 acres of tillable land with a PI estimated at 114
- 15 acres of building/lots; in addition to the hog buildings, area includes site infrastructure such as a well, graveled interior roads, utility hookup (propane & electric) that have uses beyond the hog buildings (residential, shop, shouse, etc.)
- Balance is roads/waste

### Targeted Showing Dates:

Tuesday, January 28th & Tuesday, February 18th  
MUST Schedule a time with agent.



## MAC CHILTON

*Farm Manager, Real Estate Agent*

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## DALE KENNE

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# *Bid Submission Process*

### Offer Process

- Prospects will submit offers via customized bid form by **Wednesday, February 19, 2025 at 3 PM CST. Ask Agent for bid form.**
- This is an absolute auction. The property will be sold to the highest bidder with no minimum reserve

### Seller Options

#### Round One Bidding Process:

- Prospects will submit a bid **by Wednesday, February 19, 2025, at 3 PM CST. Ask Agent for bid form.**
- Cash offers with minimal contingencies
- Accepting property "as is", "where-is"

#### Seller Options After Round One:

- Accept one bid
- Negotiate with one bid
- Ask bidders to proceed to a highest and final offer (Round Two).

#### Round Two Bidding Process:

The highest bid for each tract or combination of tracts will be disclosed to the remaining bidders for the final round of bidding without disclosing the identity of the bidders.

- Bidders will be asked to submit highest and final bid **by Thursday February 20, 2025 , at 12 PM CST.**
- Seller will accept one of the bids after all final bids have been submitted with winning bidder being notified by **Thursday, February 20, 2025, at 5 PM CST.**

### Terms

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.

### Closing

Ideally close within 45 days of final offer date.

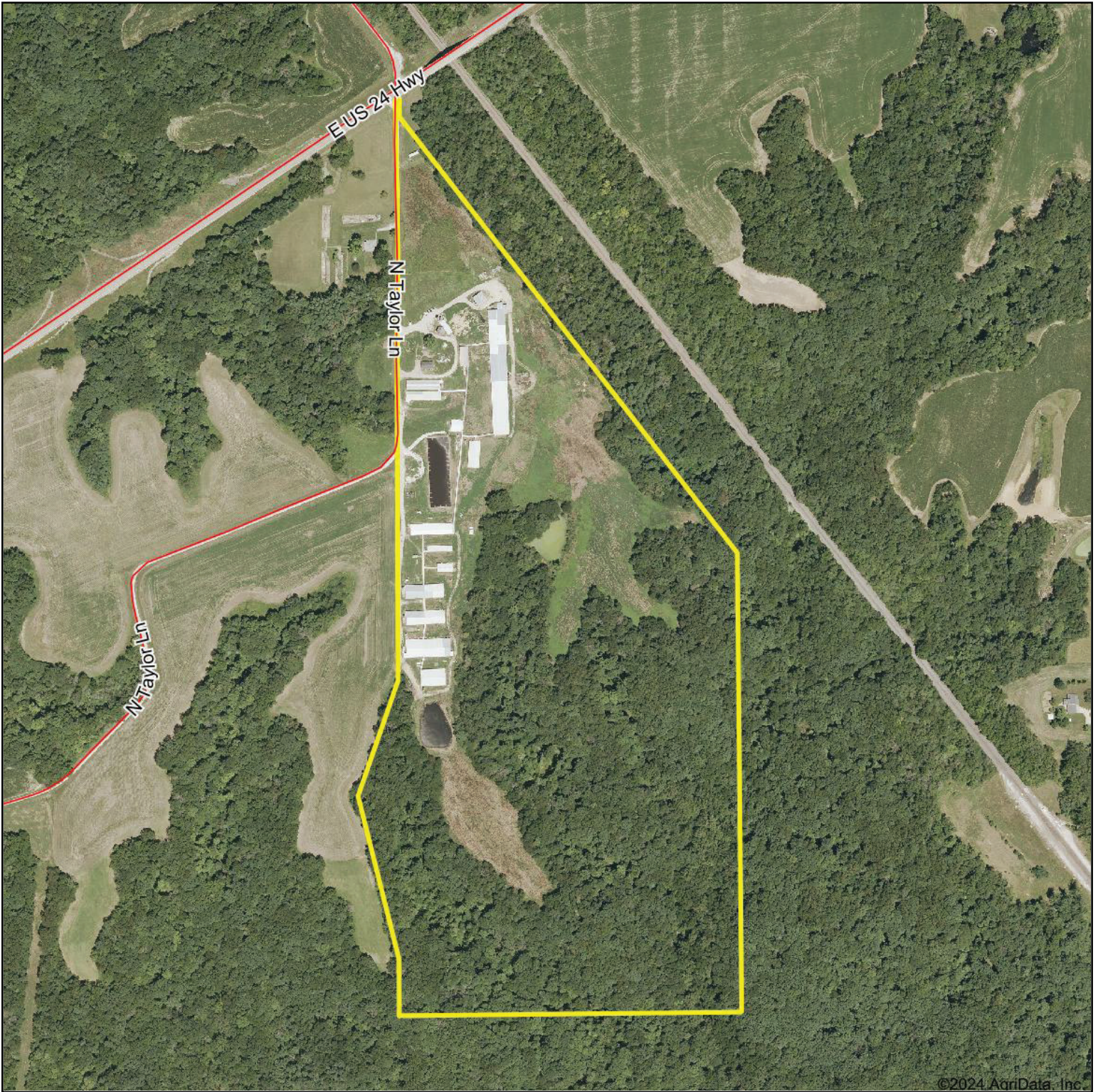
### Conditions

This sale is subject to all easements, leases and any other restrictions of record. Buyer(s) understand they are purchasing the property "as-is, where-is" unless specifically noted in offer. Any expenses post-closing are solely the responsibility of the Buyer(s).

### Agency Disclaimer

Growthland and their associates are agents of the Seller.

# Aerial Map



**Growthland**

Boundary Center: 40.200759, -90.435045

0ft 601ft 1203ft

**31-3N-1E**  
**Fulton County**  
**Illinois**



Maps Provided By:



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# Property Details

### Legal Description

All that portion of the East Half of the Northeast Quarter (E1/2 NE) and the West Half of the Northeast Quarter (W1/2 NE) of Section 31, and all that portion of the Southeast Quarter of the Southeast Quarter (SE SE) of Section 30, all in Township 03 North, Range 01 East, being that part lying southwesterly of the 300 road and southwesterly of the center line of the main track of the Chicago, Burlington & Quincy Railroad, situated in Fulton County, Illinois.

### Address

785 North Taylor Lane, Astoria, IL 61501

**Township:** Astoria

### Location

Located 5 miles southwest of Astoria and 10 miles north of Rushville, Illinois, off Highway 24 near State Route 24.

### Acreage Breakdown:

**Taxable Acres:** 81.43

**Tillable Acres:** 12.00

**Productivity Index:** **Tillable PI:** 113.8

**Property Taxes:** \$19,451.00

\*Real Estate taxes may be reassessed in the future through Fulton County. Call agent for Fulton County Assessment contact information.

**Parcel Numbers:** 24-26-30-400-007  
24-26-31-200-001

**School District:** Astoria Community Unit School District 1

### Comments:

Spanning 81.43 acres of diverse land, this property offers a unique blend of tillable fields and rolling timber, ideal for farming, hunting, or outdoor activities. Located just 5 miles from Astoria and easily accessible from Highway 24, this property provides versatile opportunities for both agriculture and recreation.



## Property Photos

Fulton County, IL



View from the north looking south



View from the south looking north



View from the south looking north



View from the southeast looking northwest

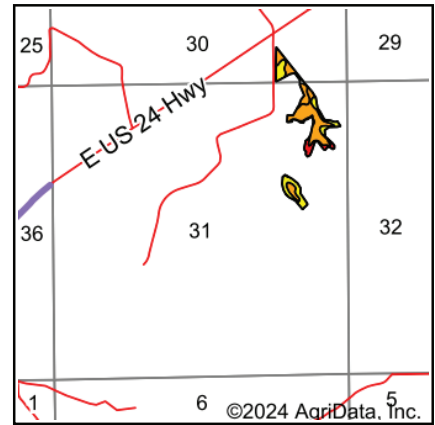
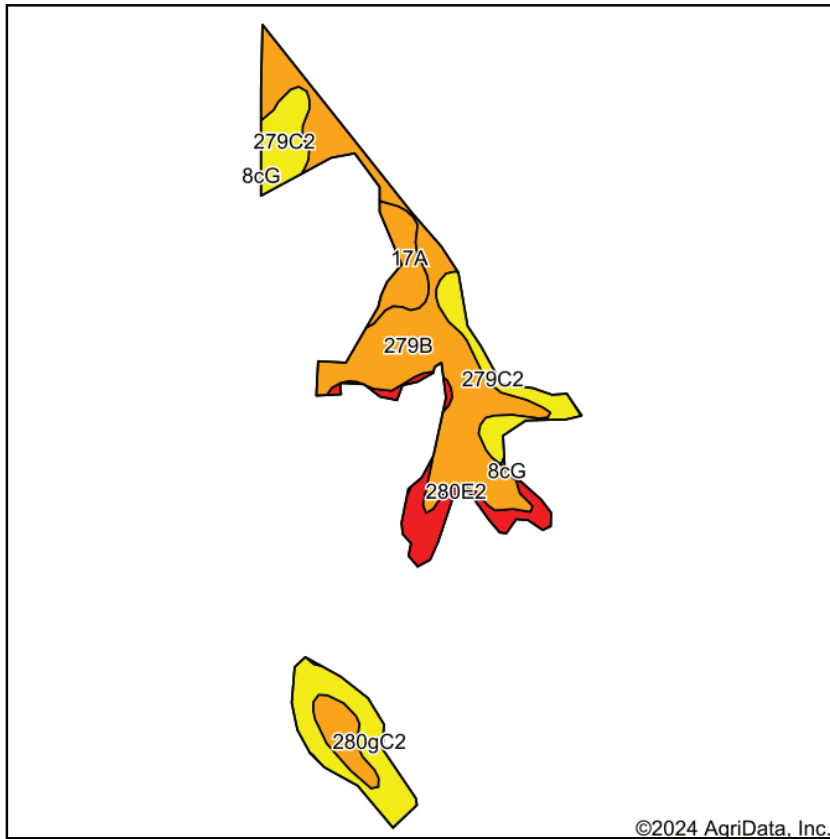


Cropland



Timber

# Soils Map



State: **Illinois**  
 County: **Fulton**  
 Location: **31-3N-1E**  
 Township: **Astoria**  
 Acres: **15.37**

**Growthland**

Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IL057, Soil Area Version: 18												
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	8.11	52.8%		FAV	**161	**50	**64	**82	0	**5.20	**118
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	2.50	16.3%		FAV	**153	**47	**60	**78	0	**4.90	**112
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	2.20	14.3%		FAV	**155	**49	**61	**79	0	**4.90	**113
**280E2	Fayette silt loam, glaciated, 18 to 25 percent slopes, eroded	1.51	9.8%		FAV	**129	**41	**51	**65	0	**4.10	**94
17A	Keomah silt loam, 0 to 2 percent slopes	1.05	6.8%		FAV	161	51	65	83	0	5.10	119
<b>Weighted Average</b>						<b>155.7</b>	<b>48.6</b>	<b>61.7</b>	<b>79.3</b>	<b>*-</b>	<b>5</b>	<b>114</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.gov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

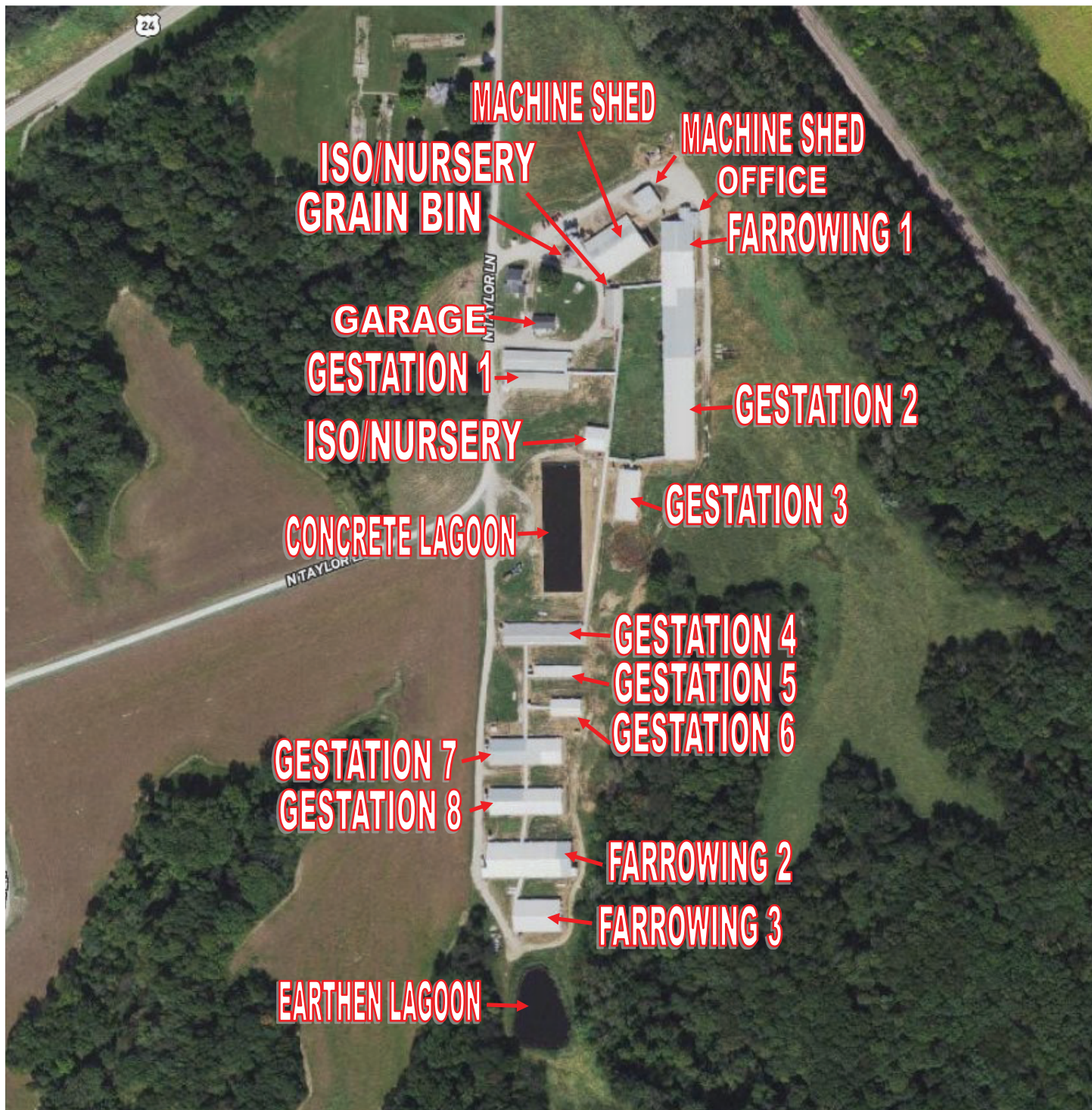
<sup>c</sup> Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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## Aerial





## Site Overview

Fulton County, IL

Building	Size	Unit	Year Built
Office	1,140	sq. ft.	1998
Farrowing 1	18,216	sq. ft.	1998
Farrowing 2	9,112	sq. ft.	1998
Farrowing 3	5,890	sq. ft.	1998
Gestation 1	13,266	sq. ft.	1998
Gestation 2	4,400	sq. ft.	1998
Gestation 3	4,200	sq. ft.	1998
Gestation 4	1,920	sq. ft.	1998
Gestation 5	2,040	sq. ft.	1998
Gestation 6	7,550	sq. ft.	1998
Gestation 7	7,550	sq. ft.	1998
Gestation 8	8,248	sq. ft.	2001
ISO/Nursery 1	2,214	sq. ft.	1998
ISO/Nursery 2	Unknown	Unknown	Unknown
Nursery	4,141	sq. ft.	1998
Garage	1,056	sq. ft.	1993
Machine Shed 1	1,800	sq. ft.	1993
Machine Shed 2	2,400	sq. ft.	N/A
Generator	214	KW	2003
Feed Mill	N/A	N/A	N/A
Grain Bin	10,000	bushels	Unknown
Concrete Lagoon	Unknown	Unknown	Unknown
Earthen Lagoon	Unknown	Unknown	Unknown

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