

PUBLIC LAND AUCTION – LIVE, ON-SITE BIDDING

Nancy Bates Estate

149.65 acres, m/l

Sections 21 & 22, T25 R12 · Milford Township, Iroquois County, Illinois · N 2200 East, E 800 North

This auction is subject to a reserve price.

AUCTION DATE	LOCATION	SELLER	TENANCY
October 1, 2026 1:00 p.m.	Town & Country Events 35 E. Jones, Milford, IL	Susan Anders Executor of the estate	Open For the 2027 crop year



Tracts 1–3 outlined · East 800 Road frontage south, 2200 East Road frontage east

Property snapshot

Taxable acreage	149.65 ac m/l
FSA cropland acres	108.8 ac
Productivity index	124.1 PI
Composition	Farmland & timber

Selma

LaHogue

Milford

Three tracts, offered individually

Two tillable tracts and one timber parcel — see map for boundaries

TRACT	TOTAL ACRES	TILLABLE	NOTES
Tract 1	26.37 ac	4.2 ac	Timber, with CRP acres enrolled
Tract 2	77.31 ac	63.2 ac	Predominantly open cropland
Tract 3	45.97 ac	36.4 ac	Cropland, with CRP acres enrolled

PURCHASE TERMS

Buyer signs a purchase agreement immediately following the auction and deposits 10% of the contract price into escrow.

ESCROW ACCOUNT

Held with UCB Banks, Springfield, IL, until closing.

AUCTIONEER

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ATTORNEY

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AUCTION INFO

myersrice.com
Auction License 441.001673

Broker is not responsible for errors or omissions. Acreage is assumed to be correct; buyer is responsible to verify all information to their satisfaction. Terms announced on sale day take precedence over printed material. Successful bidder places 10% down at signing of the contract, held in escrow until closing.

Phone bids accepted with 24-hour prior notification.