

VIRTUAL ONLINE

# Stephenson & Winnebago County, IL LAND AUCTION

Monday, August 15<sup>th</sup>, 2022 at 10:00 A.M.



402.53 ± ACRES (SUBJECT TO SURVEY) • 6 TRACTS

The Citizens State Bank Land Trust, Et Al real estate is located between Freeport and Rockford, IL. Tract 1 is located at the northeast edge of Rock City, IL, in Section 21, T28N-R9E, Rock Run Township, Stephenson County, IL, contains 121.9 taxable acres and is nearly all-tillable farmland with highly productive soils. Tracts 2 - 6 are located approximately 4 miles southwest of Pecatonica, IL, in Section 1, T26N-R9E, Ridott Township, Stephenson County, IL and Section 6, T26N-R10E, Seward Township, Winnebago County, IL. These tracts contain a total of 182.34 acres (subject to survey), and are nearly all tillable with mostly Class A soils.

*Farmers and investors, be sure to check out these investment quality tracts of Stephenson and Winnebago County, Illinois farmland.*

## Citizens State Bank Land Trust, Et Al.

**Representing Attorney:** David D. Shockey, Esq.  
Shockey & Cox, LLC | 208 W Stephenson St, Suite 101,  
Freeport, IL 61032 | Phone (815) 235-2507

**Auction Manager:** Kevin Haas (309) 264-7767



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# Adams County, Illinois LAND AUCTION

Tuesday, August 25<sup>th</sup>, 2022 at 1:00 P.M.



30.53 TAXABLE ACRES • 1 TRACT

The Lansing farm is located a short distance northeast of Lima, IL near the Hancock/Adams county line. The farm is further described as being located in Section 5, T2N - R8W, Lima Township, Adams County, IL.

*The land represents rolling timber & pasture land which is improved with 3 ponds & a 2-bedroom home. Also selling personal property.*

## Edward & Arlene Lansing Estate

**Attorney:** Tyler S. Phillips | Hawk & Owens Attorneys  
811 Main St., Quincy, IL | (217) 214-2757  
**Auction Manager:** Dan Sullivan (319) 795-1833



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# Edgar County, Illinois LAND AUCTION

Tuesday, August 30<sup>th</sup>, 2022 at 10:00 A.M.



282.941 SURVEYED ACRE • 3 TRACTS

The Lakeshore farm is located approx. 3 miles northeast of Brocton, IL and is further described as being located in Section 20 & 29, T15N - R13W, Embarrass Township, Edgar County, IL.

*All 3 tracts represent Class A tillable farmland*

## Lakeshore Farms, LLC

**Representing Attorney:** R. Seth Hampton  
Quattlebaum, Grooms & Tull PLLC | Phone (501) 379-1774

**Auction Managers:**  
Michael Sullivan (309) 333-0916 & David Smith (217) 841-0821



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# Scotland County, Missouri LAND AUCTION

Monday, August 29<sup>th</sup>, 2022 at 1:00 P.M.



209.16 SURVEYED ACRES • 1 TRACT

Property is located approximately 4 miles southeast of Gorin, MO or approximately 5 miles east of Rutledge, MO in Sections 22 & 27, T64N•R10W, Harrison Township, Scotland County, MO.

*Land represents productive tillable cropland currently in CRP, exceptional whitetail deer & wild turkey hunting acreage, established food plots, 3 ponds, and the farm has excellent terraces with tile outlets.*

## Steven C. & Karen J. Straher

**Closing & Title Work:** Scotland County Abstract  
205 E. Monroe Street | Memphis, MO 63555 | (660) 465-7052

**Real Estate Contracts Prepared By:** John C. Slavin  
Farr, Hickman & Slavin - Attorneys at Law  
101 W. Illinois Street | Kirksville, MO 63501 | (660) 665-7224

**Auction Managers:**  
Bill Fretwell (660) 341-7735 & Jennifer Wood (217) 257-8812



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