

Farmland Auction

December 13, 2016 @ 10:30 am

**Location: St. Lawrence Parish Hall
(413 N. Pine St. Sandoval, IL)**



Altadonna Farm
East Fork Township,
Clinton County

Tract 1- 20 +/- acres

Tract 2- 40 +/- acres

Tract 3- 30 +/- acres



Dale Kellermann, Broker

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**138 Eagle Drive, Suite B
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**FIRST ILLINOIS
AG GROUP**



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Clinton County Farmland Auction

GENERAL DESCRIPTION

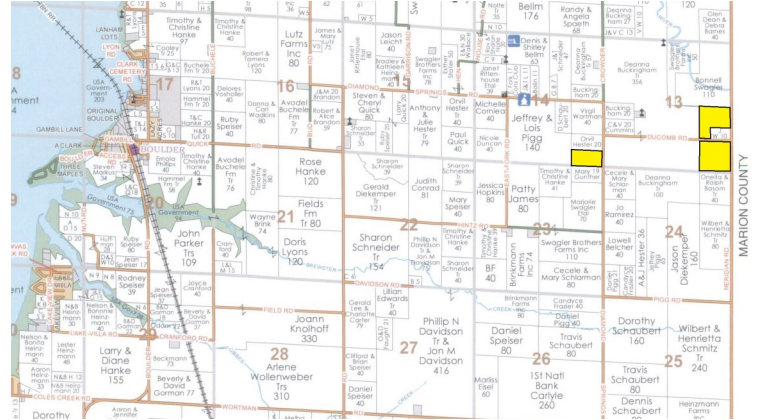
Tract #1 is 20.0 real estate tax acres with 19.24 tillable acres. This is a very nice, highly productive, and wide open tract that is easy to farm. A great fit for anyone's operation.

Tract #2 features 40.0 tax acres and is 98% tillable with 39.03 acres of cropland. Great soils, and another great addition to an operation.

Tract #3 offers an excellent balance of productive tillable acreage combined with well-established woods for hunting and recreational use. The tract is 30.0 acres with 14.48 tillable.

PLAT OF SALE PROPERTIES-EAST FORK TOWNSHIP

Sec. 13 & 14, Township 3N, Range 1W



AERIAL OF SALE PROPERTY



REAL ESTATE TAX DATA

Parcel Number	Size	Type	Assessment	Tax	Per Acre
04-04-14-400-006	20.00	Farm	\$ 1,572	\$ 139.66	\$ 6.98
04-04-13-400-004	70.00	Farm	\$ 3,861	\$ 288.21	\$ 4.12

Year	Historical Corn Yield	Historical Soybean Yield
2008	179.0	
2009		51.0
2010	128.0	
2011		42.0
2012	14.7	
2013		50.0
2014	181.7	
2015		53.9
2016	138.5	

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SOILS/PRODUCTIVITY INDEX RATING

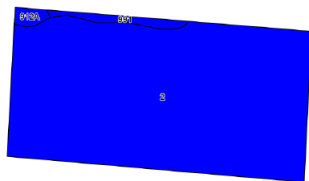
An inventory of these soils follows and is supported by the map below. The soils information was taken from Circular 811, published by the University of Illinois, Department of Agronomy.

TRACT

1

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20.00 ACRES



FSA DATA

Farm No: 1433

Tract No: 764

Crop	Base Acres	PLC Yield
Corn	9.54	120
Beans	9.54	43

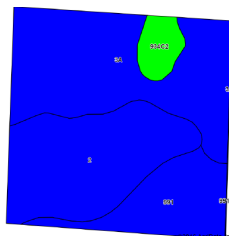
Soil #	Soil Type- Tract 1	Corn Bu/A	Bean Bu/A	P.I.	%
2	Cisne silt loam, 0-2%	149	46	109	96.5%
991	Cisne-Huey silt loams, 0-2%	133	45	102	2.3%
912A	Hoyleton-Darmstadt silt loams, 0-2%	134	45	103	1.2%
Weighted Average		148.5	46.0	108.8	

TRACT

2

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40.00 ACRES



FSA DATA

Farm No: 1433

Tract No: 765 (Includes Tr. 2 & 3)

Crop	Base Acres	PLC Yield
Corn	26.51	120
Beans	26.51	43

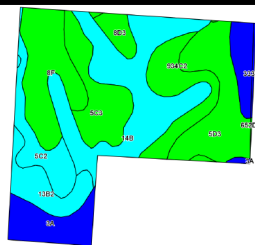
Soil #	Soil Type- Tract 2	Corn Bu/A	Bean Bu/A	P.I.	%
3A	Hoyleton silt loam, 0-2%	146	46	108	43.5%
2	Cisne silt loam, 0-2%	149	46	109	34.1%
991	Cisne-Huey silt loams, 0-2%	133	45	102	17.3%
934C2	Blair-Grantfork complex, 5-10%	114	40	88	5.0%
3A	Hoyleton silt loam, 0-2%	146	46	108	0.2%
Weighted Average		143.2	45.5	106.3	

TRACT

3

First Illinois Ag Group

30.00 ACRES



FSA DATA

Farm No: 1433

Tract No: 765 (Includes Tr. 2 & 3)

Crop	Base Acres	PLC Yield
Corn	26.51	120
Beans	26.51	43

Soil #	Soil Type- Tract 3	Corn Bu/A	Bean Bu/A	P.I.	%
14B	Ava silt loam, 2-5%	134	44	99	24.2%
5D3	Blair silty clay loam, 10-18%	95	31	72	14.7%
8F	Hickory silt loam, 18-35%	86	29	65	13.5%
5C3	Blair silty clay loam, 5-10%	102	33	77	9.8%
934C2	Blair-Grantfork complex, 5-10%	114	40	88	9.3%
3A	Hoyleton silt loam, 0-2%	146	46	108	7.7%
5C2	Blair silt loam, 2-5%	124	41	94	7.1%
13B2	Bluford silt loam, 2-5%	129	42	96	6.7%
3333	Wakeland silt loam,	174	56	128	4.0%
8D3	Hickory clay loam, 10-18%	98	33	75	2.7%
3333A	Wakeland silt loam, 0-2%	174	56	128	0.4%
Weighted Average		117.5	38.7	88.1	

TERMS AND TITLE

Procedure

The sale property is being offered as three tracts with the "buyers choice" method of sale being utilized. Bidding on the day of the auction will be on a per acre basis. The final sale price shall be based on tax acres multiplied by the per acre bid. Seller reserves the right to reject any and all bids.

Down Payment & Closing

Ten percent (10%) down payment will be required with executed contract to purchase with the balance due at closing. Closing to be scheduled within thirty (30) days of contract date.

Title Policy/Minerals

The buyer(s) will be provided a title policy in the amount of the purchase price. The owner is retaining all mineral rights.

Possession

Possession will be granted at closing of this transaction subject to the rights of tenant in possession. Lease is open for the 2017 crop year.

Current Operation

James Geiger has been farming the property and would appreciate the chance to continue.

Agency Disclosure

First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.

Disclaimer

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

Directions to the Tracts

From Route 50, travel north on Diamond Springs Road (2900 East) for 5.25 miles to Tract 1. From Tract 1, travel east on DuComb Road (1925 North) for ¾ of a mile to Tracts 2 & 3. Tracts 2 & 3 border the Marion County line (Meridian Road/3000 East). The tracts lie 5 miles from Sandoval, 4 miles from Patoka, 3 miles from Boulder.

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Farmland Auction - Clinton County

Enhancing Farmland Ownership

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From left to right: Dale Kellermann, Bruce Huber, Jim Schroeder, Seth Baker, Logan Frye

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