

FARM, TIMBER, & RECREATIONAL LAND AUCTION CLAY COUNTY, IL

588

ACRES

All Tracts 15-20mi.

S. of Effingham, IL

Saturday May 14, 2016 11:00 AM

Location of Auction: Thelma Keller Convention Center - 1202 N. Keller Dr., Effingham, IL

Location of Land: Tracts 1-7 From Hwy. 45 & 1st Ave (Clay/Effingham Co. Line) go W. 2mi. on 1st Ave. Tracts 8-13 - From Hwy. 45 and Iola Ln. go W. 2.5mi. All Acreage is 15-20mi. S. of Effingham, IL, 10-15mi. N. of Louisville, IL, and 15-20mi. N. of Flora, IL

TRACT 1 40 acres - E 1/2 SW 1/4 NE 1/4 & E 1/2 NW 1/4 SE 1/4 Sec. 5 Blair Twp., Clay Co., IL

This tract has county road frontage on its southern border and is level to slightly rolling upland. It contains 34.23 (86%) FSA tillable acres currently in row crop production with the balance being in hardwood timber near the center of the property. The weighted crop productivity index (CPI) is 92.8 and the predominate soil types are **Bluford & Atlas**.

TRACT 2 40 acres - SW 1/4 SE 1/4 Sec. 5 Blair Twp., Clay Co., IL

This tract has county road frontage on its northern border and is bisected on its western side and is level to slightly rolling upland. It contains approx. 22.6 (57%) FSA tillable acres currently in row crop production with the balance being in hardwood timber near the southeast portion of the property. The weighted CPI of the tillable acres is 86.6 and the predominate soil types are **Atlas, Ava, & Bluford**.

TRACT 3 59.98 acres - Part of Sec. 5 Blair Twp., Clay Co., IL

This tract has county road frontage on its northern border and is accessed through a deeded private driveway that leads to a remote building or camp site. Tract 3 is truly an outstanding hunting or recreation tract with a very remote location that has a varied terrain from level to rolling upland. There is a very good selection of marketable hardwood timber throughout this tract that creates a park-like setting along the established hunting trails that bisect the property. This tract is also improved with a pond, creek, a small hunting cabin, and electricity.

TRACT 4 20 acres - W 1/2 NW 1/4 SE 1/4 of Sec. 5 Blair Twp., Clay Co., IL

This tract has county road frontage on its southern border and is another outstanding recreational or building location. Tract 4 consists of approx. 2.5 acres tillable currently in row crop production next to the road which would be an outstanding building location. The balance of the property is in woods with some marketable hardwood timber. This tract lies level to rolling and is all upland.

TRACT 5 80 acres - N 1/2 SW 1/4 of Sec. 5 Blair Twp., Clay Co., IL

This is an ideal recreational tract with excellent income & the perfect balance of upland & bottom ground. It has access through an easement from Mallard Ln. that leads to its southeast corner. Tract 5 contains 52.53 (66%) FSA tillable acres currently in row crop production with the balance being in hardwood timber. The weighted CPI of the tillable acres is 113.3 and the predominate soil types are **Petrolia, Holton, Bluford, & Ava**. The eastern portion of this property is all upland and has some outstanding hill-side building locations including a secluded 2.92 acre tillable tract near the northeast corner of the property that would be an ideal remote building spot.

TRACT 6 100 acres - Combination of Tracts 4 & 5

TRACT 7 239.98 acres - Combination of Tracts 1 - 5



TRACT 8 80 acres - S 1/2 SE 1/4 Sec. 32 Blair Twp., Clay Co., IL

This is an excellent row crop tract that has county road frontage on its northern and western borders and lies level to slightly rolling. It contains 65.32 acres tillable currently in row crop production with the balance being two waterways and standing hardwood timber along the eastern border. The weighted CPI of the tillable acres is 96.3 and the predominate soil types are **Bluford, Passport, Racoon, & Ava**.

TRACT 9 56.78 acres - Part NW 1/4 NW 1/4 Sec. 4 & NE 1/4 NE 1/4 Sec. 5 Louisville Twp., Clay Co., IL

This is another outstanding recreational tract with excellent income. It has access excellent row crop tract that has county road frontage on its northern and western borders and lies level to slightly rolling. It contains 65.32 acres tillable currently in row crop production with the balance being two waterways and standing hardwood timber along the eastern border. The weighted CPI of the tillable acres is 96.3 and the predominate soil types are **Bluford, Passport, Racoon, & Ava**.

TRACT 10 136.78 acres - Combination of Tracts 8 & 9

TRACT 11 77.76 acres - Part SE 1/4 NW 1/4 & Part NE 1/4 SW 1/4 Sec. 32 Blair Twp., Clay Co., IL

This is another very productive row crop tract that has county road frontage on its southern border and lies level to slightly rolling. It contains 59.51 (77%) FSA measured tillable acres currently in row crop production with the balance being two waterways and a wooded grove near the NE corner. The weighted CPI of Tract 11 is 102.7 and the predominate soil types are **Ava, Creal, & Racoon**. All borders of Tract 11 are improved with high tensile electric fence installed in 2015.

TRACT 12 133.5 acres - Part NW 1/4 Sec. 32 Blair Twp., Clay Co., IL

This is an excellent tract of bottomland farm ground that has easement access from Lobster Dr. to its southwest corner. Tract 12 contains 85.6 (65%) FSA measured tillable acres currently in row crop production with the balance being in hardwood timber. The weighted CPI of Tract 12 is 116 & the soil types are **Birds, Wakeland, Wirt Petrolia, Ava, & Hickory**. This tract is improved with a 54'X136' livestock barn & two grain bins with approx. 10k bu storage capacity. All borders of Tract 12 are improved with high tensile electric fence installed in '15.

TRACT 13 211.26 acres - Combination of Tracts 11 & 12

TERMS ON REAL ESTATE: 15% of the purchase price placed down day of sale and the balance due at closing on or before June 14, 2016. The tillable acreage on Tracts 1-7 is leased for the 2016 farming season & the buyer to receive the landlords share of the 2016 farming income. Tracts 8-13 have open tenancy for the 2016 farming season and the buyer will have possession of these tracts on the sale day. Sellers guarantee good and merchantable title. Sellers will pay the 2015 real estate taxes due and payable in 2016. Buyer(s) will pay all subsequent taxes. **Sellers retain no mineral rights**. Sellers and Buyer(s) will enter into a Sales Contract the date of sale. All announcements day of sale take precedence over any previously printed materials or advertisements. **No Buyers Premium**

SELLERS: ANTHONY AND WES DAWKINS

Attorney For The Sellers: Aaron Leonard of Taylor Law Office - Flora, IL

CARSON AUCTION, REALTY & APPRAISAL CO.

COL. BILL CARSON #0440.000347 & COL. JUSTIN CARSON #441.001711

Justin Carson, Real Estate Managing Broker, Certified General Appraiser, & Auctioneer 618-838-6759

Bill Carson, Auctioneer & Real Estate Broker 618-838-8917 or 618-662-4911

204 E. North Ave., Flora, IL 62839



www.carsonauctionandrealty.com

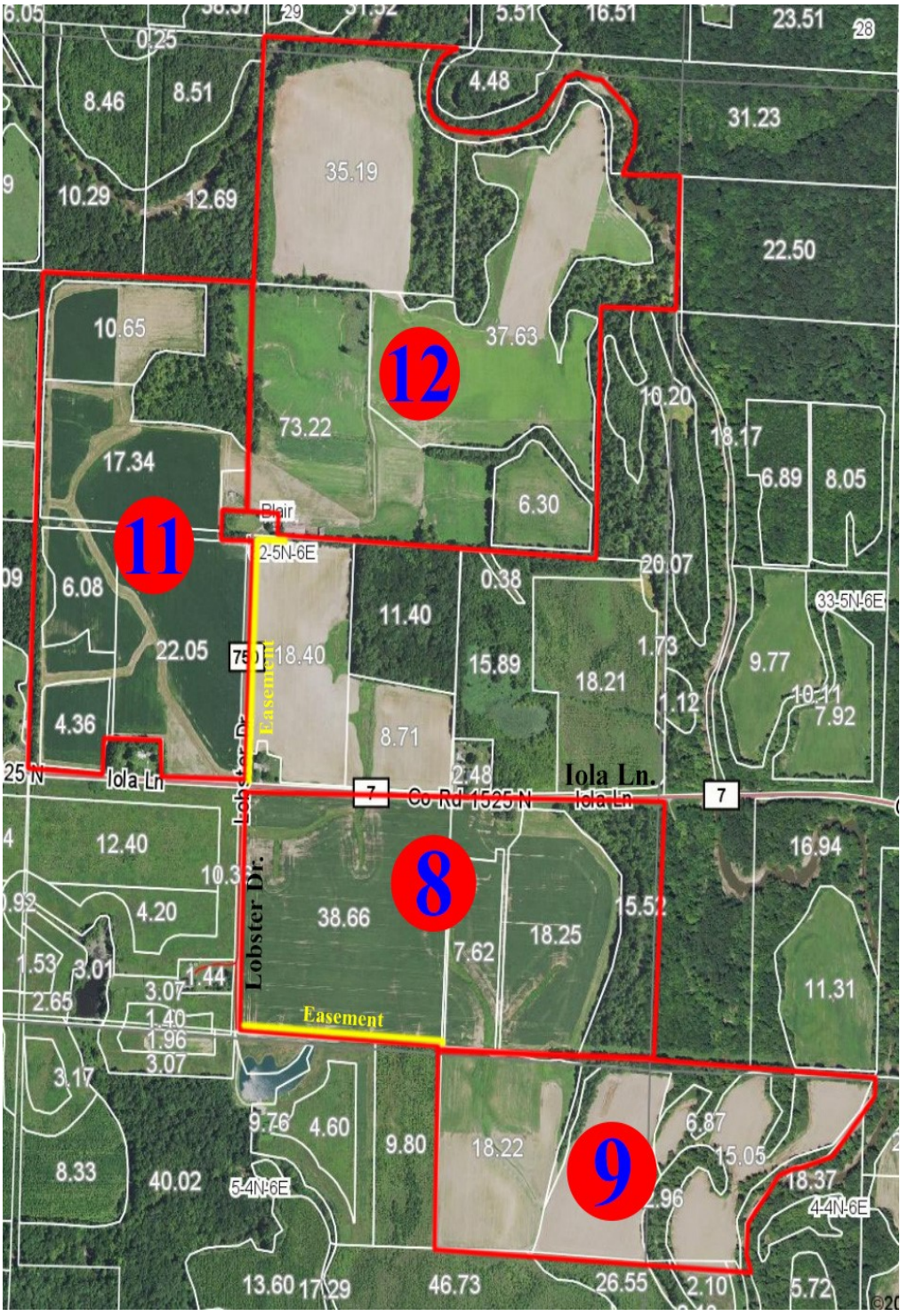
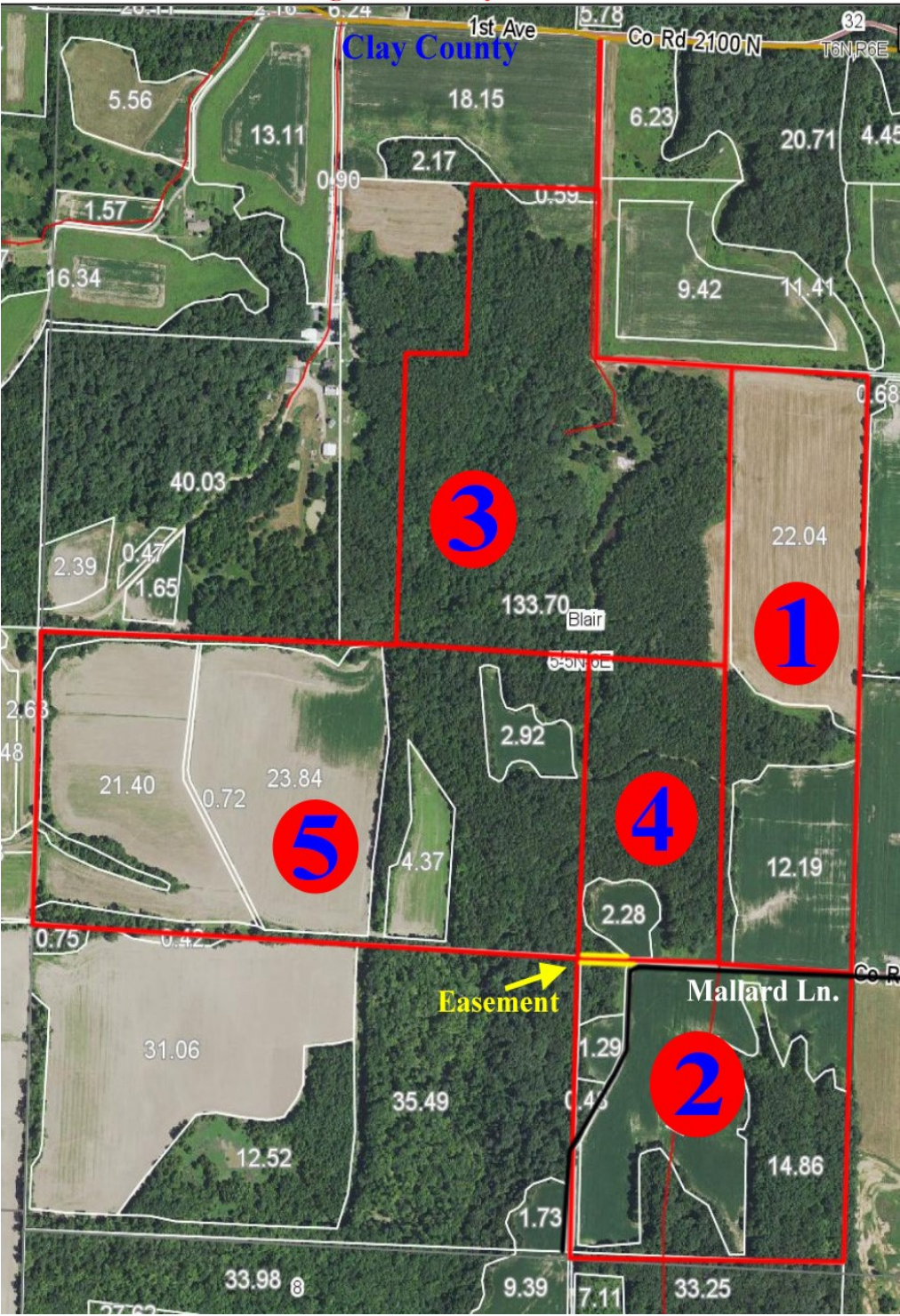


www.carsonauctionandrealty.com

Aerial Map

Effingham County

Clay County



CARSON AUCTION REALTY & APPRAISAL CO.
204 E. NORTH AVE.,
FLORA, IL 62839

www.carsonauctionandrealty.com