

FARMLAND AUCTION

344 ACRES

CLAY COUNTY, IL

Saturday, February 7, 2015 Beginning at 1:00 PM

Location of Auction: Sailor Springs American Legion —Dieterich Blacktop, Sailor Springs, IL

Location of Land: Tract 1 - 1/4mi E. of Sailor Springs on Amethys Ln., Tracts 2-6 2mi. S. of Sailor Springs on Dieterich Blacktop then 1.5mi. E. on Kenley Ln. then 1mi. N. on Selenium Rd. then 1mi. E. 5mi. Northeast of Clay City, IL, 20mi. South of Dieterich, IL, 32mi. Southeast of Effingham, IL



TRACT 1 20 acres more or less - Clay County, IL Pixley Township, Sec. 29

This acreage has 1/4 mile road frontage on its northern border and is an excellent tract of farmland laying nearly level. This tract contains approximately 19.32 tillable acres currently in row crop production (97%). The balance of the property is a small wooded grove in the southwest corner of the property. The weighted crop productivity index is 102.1. Soil types are **Cisne-Huey Complex and Darmstadt-Hoyleton Complex Silt Loam.**

TRACT 2 110 acres more or less - Clay County, IL Pixley Township, Sec. 27

This acreage has nearly 3/8 mile road frontage on its western border and is a high quality tract of farmland laying level to gently rolling. This tract contains approximately 108.91 tillable acres currently in row crop production (99%). The weighted crop productivity index is 102.6. Soil types are **Racoon, Cisne-Huey, Hoyleton, Blair, Darmstadt-Hoyleton, Hoyleton, Bluford, Creal and Ava Silt Loam.**

TRACT 3 40 acres more or less - Clay County, IL Pixley Township, Sec. 27

This acreage has nearly 1/4 mile road frontage on its southern border and is a very good tract of farmland laying level to gently rolling. This tract contains approximately 34.4 tillable acres currently in row crop production (86%). The weighted crop productivity index is 103.9. Soil types are **Hoyleton, Cisne-Huey, Darmstadt-Hoyleton, and Ava Silt Loam.**

The balance of this tract consists of a farmstead improved with a manufactured home which is in need of repair, two Morton pole style buildings each measuring 46'X70' (one building is improved with electric wiring and a concrete floor), and 6 grain bins with a total approximate grain storage of 70,000 bushels. This hill-top home location is truly unique with a picturesque setting and with some cleanup would make an outstanding home site.

TRACT 4 110 acres more or less - Clay County, IL Pixley Township, Sec. 27

This acreage has 1/4 mile road frontage on its southern border and is a very good tract of farmland laying level to slightly rolling. This tract contains approximately 97 tillable acres currently in row crop production (88%). The balance of the property is a wooded grove on the eastern edge of the property with some saleable timber and a wooded waterway that bisects the property. The weighted crop productivity index is 103.8. Soil types are **Bonnie, Bluford, Racoon, Ava, Hickory, Bluford, Belknap Silt Loam.**

TRACT 5 260 acres more or less - Clay County, IL Pixley Township, Sec. 27 (Combination of Tracts 2, 3, and 4)

TRACT 6 52.09 acres more or less - Clay County, IL Pixley Township, Sec. 22 and 27

This acreage is located east of Mica Dr. approximately 1/4 mile and is an excellent tract of recreational and or hunting acreage. This tract contains approximately 18.35 tillable acres (35%). The balance of the property is in hardwood timber throughout the property. This tract is also bisected by Big Muddy Creek. Soil types are **Bonnie, Belknap, Creal, Wakeland, and Racoon Silt Loam.**

TRACT 7 12 acres more or less - Clay County, IL Pixley Township, Sec. 29

This acreage has almost 1/8 mile road frontage on its southern border and almost 1/4 mile road frontage on its eastern border and is a very good tract of farmland laying nearly level. This tract contains 12 tillable acres all of which are currently in row crop production (100%). The weighted crop productivity index is 102.1. Soil types are **Cisne-Huey and Darmstadt-Hoyleton Silt Loam.**

TERMS ON REAL ESTATE: 15% of the purchase price placed down day of sale and the balance due at closing on or before April 7, 2015. Possession at closing. All acreage has open possession for 2015 farming season. Sellers guarantee good and merchantable title. Sellers will pay the 2014 real estate taxes due and payable in 2015. Buyer(s) paying all subsequent taxes. **Sellers retain 1/2 of their present minerals for 15 years and as long thereafter as production exists on the south 5 acres of Tract 2, the southwest 11 acres of Tract 3, and Tract 7. All other owned mineral rights will transfer with the properties.** Sellers and Buyer(s) will enter into a Sales Contract day of sale. All announcements day of sale take precedence over any previously printed materials or advertisements. **No Buyers Premium**



OWNERS: Shirley Boot, Bea Jay Laughton, & Matt Laughton

Attorney For The Sellers: Robert Coble of Coble & Milone - Flora, IL

CARSON AUCTION, REALTY & APPRAISAL CO.

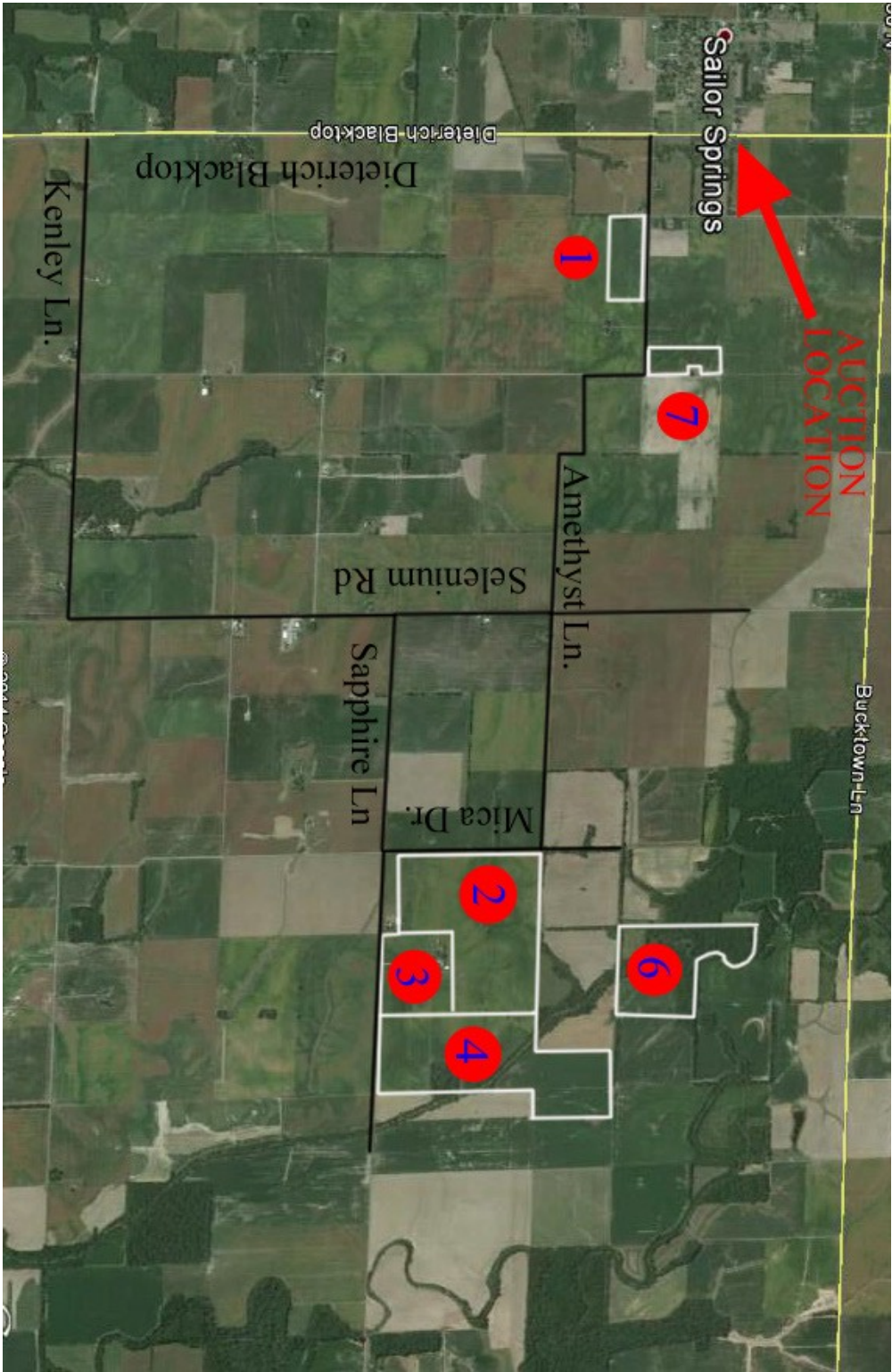
COL. BILL CARSON #0440.000347 & COL. JUSTIN CARSON #441.001711

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





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