

# FARMLAND AUCTION

## 170 ACRES

### CLAY COUNTY, IL

**Thursday, July 31, 2014 Beginning at 7:00 PM**

**Location of Auction:** Clay City Community Center, Clay City, IL. (Next to baseball fields)

**Location of Land:** Tract 1 - 2mi east of Louisville, IL on Sailor Springs Rd.

Tract 2 - 4mi north of Sailor Springs, IL on Dieterich Blacktop then 1/4mi west on Chariot Dr.

Tract 3—1mi east of Louisville, IL on Sailor Springs Rd. then south 1mi on Skimmer Dr.

## EXCELLENT INVESTMENT OPPORTUNITY



**TRACT 1** 80 acres more or less described as the West Half of the Southeast Quarter of the Southeast Quarter; the Southwest Quarter of the Southeast Quarter; and the East Half of the Northwest Quarter of the Southeast Quarter, all situated in Section 19, Township 4 North, Range 7 East of the Third Principal Meridian, Clay County, Illinois. This acreage has 1/8 mile road frontage on its northern border and is a very good tract of farmland laying level to slightly rolling. Tract 2 contains approximately 67.08 acres tillable currently in row crop production (84%). The balance of the property is a waterway located in the northern portion of the property and a wooded grove in the southwest corner of the property. Soil types are primarily **Atlas, Bluford, and Ava Silt Loam**.

**TRACT 2** 20 acres more or less described as the East Half of the Southeast Quarter of the Northeast Quarter, Section 2, Township 4 North, Range 7 East of the Third Principal Meridian, Clay County, Illinois. This acreage has county road access to its northeast corner and is a high quality tract of farmland laying level to slightly rolling with good drainage. Tract 1 is entirely in row crops with approximately 20.48 acres (100%+) currently in production. Soil types are primarily **Cisne and Hoyleton Silt Loam**.

**TRACT 3** 70 acres more or less described as 30 acres of even width off the South side of the Northwest Quarter of the Southeast Quarter; and the Southwest Quarter of the Southeast Quarter, all situated in Section 25, Township 4 North, Range 6 East of the Third Principal Meridian, Clay County, Illinois. This acreage has nearly 1/2 mile road frontage on its western border and is a very diverse tract of land with multiple possibilities. The topography of Tract 3 is slightly rolling upland to level bottomland. This tract contains 57.10 F.S.A. acres tillable currently in C.R.P. (82%) paying \$144.51/ac with annual payments of \$8,251.52/yr. This contract expires 9/30/2028. Sellers will buy out of the C.R.P. contract and pay all buy out expenses or buyer may continue the C.R.P. contract which payments will be prorated to date of closing. The balance of the property consists of a wooded grove in the northeast corner and a wooded grove in the southwest corner of the property. Soil types are primarily **Bluford, Birds, & Ava 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 August 29, 2014. Possession of Tracts 1 and 2 following the 2014 harvest. Possession of Tract 3 at closing. Buyer(s) to receive the landowners share of the farm income on Tracts 1 and 2. Sellers guarantee good and merchantable title. Sellers will pay the 2013 taxes due and payable in 2014. Buyer(s) paying all subsequent taxes. **Sellers retains no minerals but subject to any prior mineral reservations.** 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: Sandra LeMarr & Jim Enyart**

**ATTORNEY FOR THE SELLERS: AARON LEONARD OF TAYLOR LAW OFFICE - FLORA, IL 618-662-6022**

**SALE CONDUCTED BY: 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](http://www.carsonauctionandrealty.com)**