

**794
ACRES**

AUCTION WAYNE CO., IL

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Saturday, March 8, 2014 Beginning at 1:00 PM

455 ACRES FENCED AND CROSS FENCED WITH GOOD LIVESTOCK BUILDINGS

Location of Land: Approximately 50mi SE of Effingham, IL or 50mi NE of Mt. Vernon, IL Location of Auction: Geff Ruritan Building, Hwy 45, Geff IL.

- Tracts 1-3 4.5mi east of Cisne, IL on Hwy 161 then 1.5mi south on Hwy 1 (Enterprise Blacktop) then 1 ¼mi E on CR1630N
- Tracts 4-7 4mi east of Cisne, IL on Hwy 161
- Tracts 8-10 4.5mi east of Cisne, IL on Hwy 161 then north on Hwy 1 (Enterprise Blacktop) 2mi then ¼mi west on CR2000N
- Tract 11 north of Geff, IL 2mi on Hwy 45 to CR1500N (Baseline Rd) then west 4mi to CR1200E then north ¾mi Tract 12 5mi north of Cisne, IL on Hwy 45 to CR23000N then west 1mi to CR1300E then north 1/4mi
- Tract 12 north of Cisne, IL 5mi on Hwy 45 to CR2300N then west 1mi to CR1300N then north 1/8mi



TRACT 1 120 acres more or less described as the SW ¼ of the SW ¼ of Sec.27 and the E ½ of the SE ¼ of Sec.28, T1N, R8E of the 3rd P.M. Wayne County, IL. This acreage has ½ mile road frontage on its western border and ¼ mile road frontage on its northern border. This acreage lies level to slightly rolling and contains approximately 78.67ac tillable in row crop production, 20.78ac in CRP @ \$154.80/ac contract expires 9/30/25, and 1.62ac in CRP @ \$160.80/ac contract expires 9/30/23. The total annual CRP payments are \$3,477.24. The balance of the property is a wooded ditch in the eastern portion of the property. Soil types are **Bonnie, Bluford, Racoon, and Wynoose Silt Loam.**

TRACT 2 40 acres more or less described as the SE ¼ of the NE ¼ of Sec.28, T1N, R8E of the 3rd P.M. Wayne County, IL. This acreage has ¼ mile road frontage on its southern border, lies level to slightly rolling, and contains approximately 19.86ac tillable in row crop production, 9.92ac in CRP @ \$154.80/ac contract expires 9/30/25, and 6.49ac in CRP @ \$160.80/ac contract expires 9/30/23. The total annual CRP payments are \$2,579.21. The balance of the property is in hardwood timber. Soil types are **Bonnie, Racoon, and Bluford Silt Loam.**

TRACT 3 Combination of Tracts 1 and 2

TRACT 4 40 acres more or less described as the NW ¼ of the NE ¼ of Sec. 19, T1N, R8E of the 3rd P.M. Wayne County, IL. This acreage has ¼ mile road frontage on its western and northern borders, lies level to gently rolling, and contains approximately 35.13ac tillable in row crop production with the balance of the property being in hardwood timber. Soil types are **Bluford, Blair, Parke, Banlic, Passport, Ava, and Belknap Silt Loam.**

TRACT 5 80 acres more or less described as the N ½ of the SE ¼ of Sec. 18, T1N, R8E of the 3rd P.M. Wayne County, IL. This acreage has ¼ mile road frontage on its western and eastern borders, lies level to gently rolling, and contains approximately 63.84ac tillable in row crop production with the balance of the property being two waterways that bisect the property. Soil types are **Bluford, Banlic, Ava, Blair, Parke, and Hickory-Passport Silt Loam.**

TRACT 6 58.64 acres more or less described as the NW ¼ of the SW ¼ and the W ½ of the NE ¼ of the SW ¼ of Sec. 17, LESS & EXCEPT 30' of even width off of the north side thereof, T1N, R8E of the 3rd P.M. Wayne County, IL. This acreage has nearly ¼ mile road frontage on its western border, lies level to gently rolling, and contains approximately 50ac tillable in row crop production, 3ac in filter strips, and the balance of the property is in hardwood timber in the southeast corner of the property. Soil types are **Ava, Bonnie, Plumfield, Bluford, Parke, and Passport Blair Silt Loam.**

TRACT 7 Combination of Tracts 4, 5, and 6

TRACT 8 80 acres more or less described as the W ½ of the NW ¼ of Sec. 8, T1N, R8E of the 3rd P.M. Wayne County, IL. This acreage has ¼ mile road frontage on its northern border. It lies level to gently rolling, and contains approximately 19.24ac tillable in row crop production, 54.33 acres of open pasture land that could be put into row crop production, and the balance of the property being in hardwood timber near the center of the property. Soil types are **Ava, Bluford, Hickory-Passport, Bonnie, Passport, Blair, and Wynoose Silt Loam.**

TRACT 9 133 acres more or less described as Part of the SW ¼ of the NE ¼ lying north of Elm River, SE ¼ of the NE ¼, part of the SE ¼ of the NW ¼ lying north of Elm River all in Sec. 7, T1N, R8E of the 3rd P.M. Wayne County, IL. This acreage has ¼ mile road frontage on its northern border. It lies level to gently rolling, and contains approximately 15ac tillable in hay production, 71.32 acres of open pasture land that could be put into row crop production, and the balance of the property being in timber near the center of the property. Soil types **Bonnie, Hickory-Passport, Ava, Bluford, Plumfield, and Passport Silt Loam.**

TRACT 10 Combination of Tracts 8 and 9

TRACT 11 85 acres more or less described as the W ½ of the NE ¼ of the NE ¼; the E ½ of the NE ¼ of the NE ¼ ; the W ½ of the NE ¼ less 5 ac in the NE/c, all in Sec. 36, T1N, R6E of the 3rd P.M., Wayne County, IL. This acreage has ¼ mile road frontage on its eastern borders and over ¼ mile road frontage on its northern border. This property lies level to gently rolling, and contains approximately 28ac tillable in row crop production, 52.29ac of open pasture land that could be put into row crop production, the balance of the property being in timber. Soil types **Bluford, Passport, Ava, Wynoose, Belknap, and Blair Silt Loam.**

TRACT 12 157 acres more or less described as the East part of the NW ¼ of the NE ¼, the SW ¼ of the NE ¼, part of the N ½ of the SW ¼ E of the public road, part of the N ½ of the SW ¼ of the SW ¼ lying E of the public road, 25 acres of even width off the N side of the E ½ of the NW ¼ of the SE ¼ all in Sec. 20, T2N, R7E of the 3rd P.M., Wayne County, IL. This acreage has approximately 3/8 mile road frontage on its western border. It lies level to gently rolling, and contains approximately 16.49ac tillable in row crop production, 75.18ac of open pasture land that could be put into row crop production, 18.3ac in CRP @ \$156.95/ac contract expires 9/30/27, 14.04ac in CRP @ \$154.80/ac contract expires 9/30/25, and 10.5ac in CRP @ \$156.81/ac contract expires 9/30/27. The total annual CRP payments are \$6,692.09. The balance of the property is a creek that bisects the property. Soil types are **Bonnie, Belknap, Bluford, Blair, Hickory-Passport, Passport, Hickory, Ava, and Sharon Silt Loam.**

TERMS ON REAL ESTATE: 15% of the purchase price placed down day of sale and the balance due at closing. Possession on Tracts 1-7 will be following the 2014 harvest. Possession on Tracts 8-12 on or before May 1, 2014. Buyers will accept all CRP contracts and payments will be pro-rated to day of closing. Seller guarantees good and merchantable title. Real Estate taxes will be pro-rated to the date of closing. **A mineral search is being conducted and will be explained day of auction.** Seller 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: HERBERT AND CARMEN CHAFFIN

Attorneys for the Sellers: Fyie & Hawkins – Fairfield, IL 618-842-2666
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

