

PUBLIC AUCTION - 254.16 ACRES FARMLAND & WOODS

CLAY & RICHLAND COUNTY, IL
Thurs., Oct. 15, 2020 6:00PM

Location: Tracts 1 & 2 from Noble, IL go W. on Hwy. 50 2mi. to Glenwood Rd., go N. 3mi. to Colborn Camp Ln., go W. 1mi. to Clay Rd., go N. 1/4mi. and follow the signs.
Tract 3 from the Dieterich Blacktop at Sailor Springs IL go E. on Bucktown Ln. 1.5mi. To Selenium Rd., go S. 1.5mi. To Sapphire Ln., go E. 1mi. To Mayflower Rd., go S. 1mi. To Barberry Dr., go 1mi. to the end of the road.
Approx. 6mi. NE of Clay City, IL, 35mi. SE of Effingham, IL & 100mi. E of St. Louis, MO.

Location of Auction: Clay City Community Center —S. 1st St. SE, Clay City, IL

TRACT 1 89.83 acres +/- Farmland

- Part of Sec. 2, Clay City (N) Twp., Clay Co., IL
- This is a very productive tract of income producing farmland.
- Approx. 83.78 tillable acres (93%) in row crop production
- Soil Types: Bonnie, Piopolis, Belknap
- Weighted Crop Productivity Index (CPI) of 111.2
- Field road access from the northeast that leads to Clay Rd.

TRACT 2 49.5 acres +/- Farmland & Woods

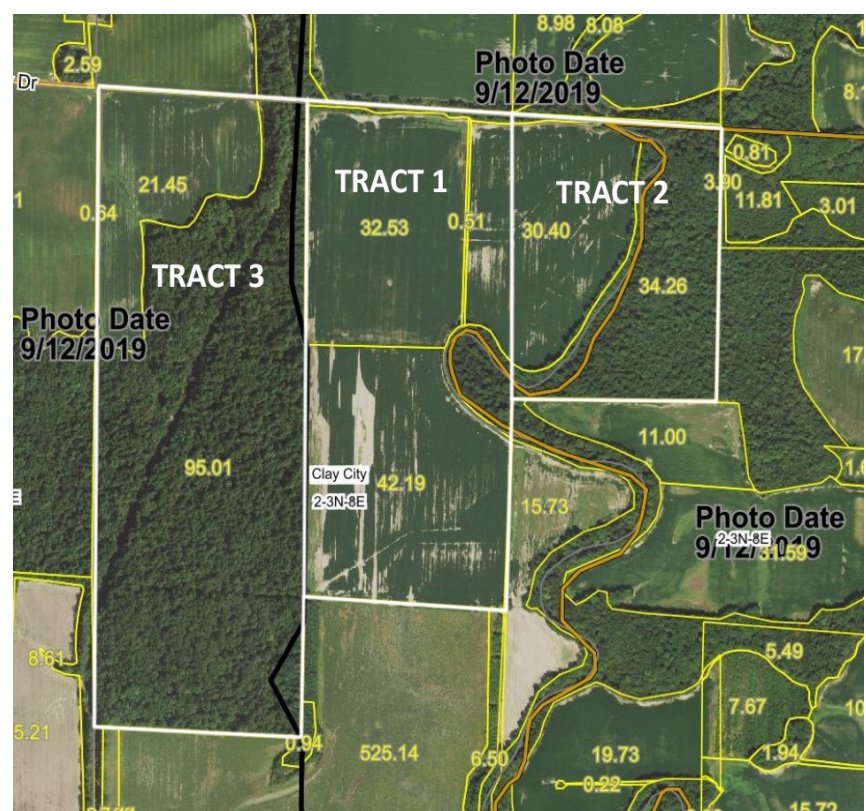
- Part of Sec. 2, Noble Twp., Richland Co., IL
- This is a very attractive recreational tract with row crop income.
- Approx. 21.34 tillable acres (43%) in row crop production
- Soil Types: Bonnie, Belknap, Piopolis, Petrolia
- Weighted Crop Productivity Index (CPI) of 113.6
- Field road access from the northeast that leads to Clay Rd.

TRACT 3 114.83 acres +/- Farmland & Woods

- Part of Sec. 2, Clay City (N) Twp., Clay Co., IL
- This is another attractive recreational tract with row crop income.
- Approx. 21.45 tillable acres (19%) in row crop production
- Soil Types: Bonnie, Racoon, Creal, Piopolis,
- Weighted Crop Productivity Index (CPI) of 110.4
- Township road access from Barberry Dr.

TRACT 4 254.16 acres +/- Combination of Tracts 1, 2, & 3

**LIVE & ONLINE
BIDDING
AVAILABLE**



TERMS ON REAL ESTATE: 15% of the purchase price placed down day of sale and the balance due at closing on or before November 17, 2020. Sellers guarantee good and merchantable title. Sellers will pay the 2019 real estate taxes due and payable in 2020 and the 2020 taxes due and payable in 2021. Buyer(s) will pay all subsequent taxes thereafter. 2019 real estate taxes on Tract 1 were approximately \$892.90, Tract 2 were approximately \$94.67, and Tract 3 were approximately \$956.94. **Sellers retain no mineral rights;** however, subject to any prior reservations. Possession will be following the 2020 fall harvest and the farm has open tenancy for the 2021 farming season. 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**

ONLINE BIDDING: Bidders will be allowed to bid in person at the live auction or they have the option of bidding online. Go to www.hibid.com for online bidding rules and instructions.

SELLERS: ALAN HASLER ETAL

ATTORNEY FOR THE SELLERS: PAT BURKE OF BURKE & BISHOP LAW OFFICE - OLNEY, IL

CARSON

AUCTION & REALTY CO

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