

Farmland Auction

TIMED ONLINE ONLY - Visit Website for Bidding Instructions



Soft Close: Thursday July 20th, 2023 at 11:00 AM

81.86 Acres Lovington Township
Moultrie County, Illinois



Bruce M. Huber, Managing Broker

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225 N. Water Street
Decatur, IL 62523

217.521.3537



FIRST ILLINOIS
AG GROUP

www.FirstIllinoisAgGroup.com

Moultrie County Farmland Auction

General Description

Soft Close @ 11:00am on July 20, 2023

We are pleased to offer **81.86 surveyed acres** of quality Central Illinois farmland to the public via an online only land auction. There is no live component to this auction, but the Auctioneer and Staff will be available leading up to the scheduled close of the bidding process. Interested bidders will be directed to the website listed below to register to bid on this 98.1% tillable tract of farmland.

Locally known as the Stables Farm, the property will be offered in one parcel. The soil types on property are predominately Drummer-Milford, Flanagan, Dana, and Peotone soils with an overall tillable soil productivity index of 137.5. This property represents high quality tillable farmland and is an excellent opportunity to add to your farming or investment portfolio. Look for the auction signs as you inspect the property.

Please contact Bruce M. Huber at 217-521-3537 for more information on this tract of Central Illinois farmland.

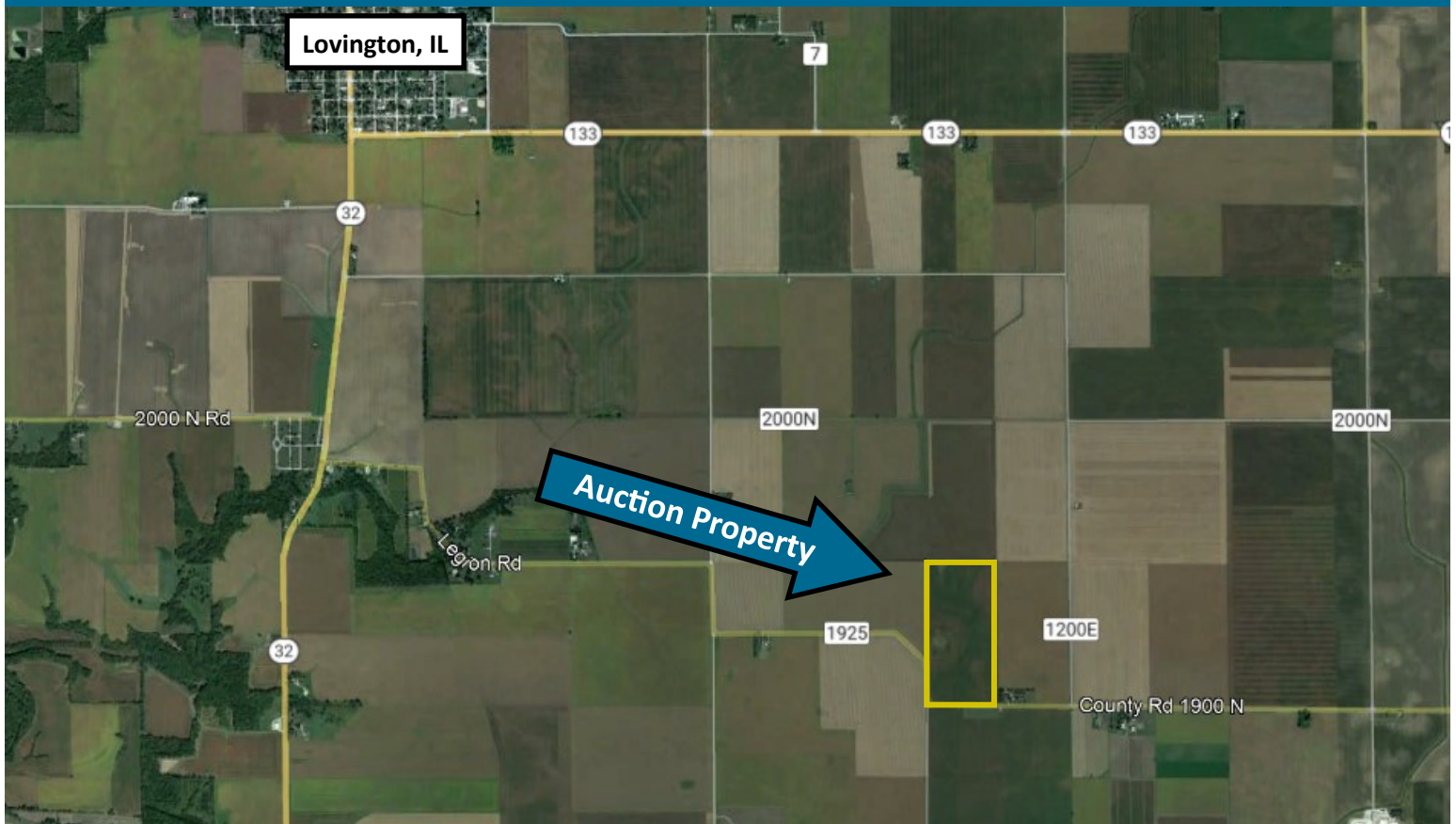
Plat Map —Moultrie County, IL

South Part Lovington Township, T.14-15N.—R.5E.



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AERIAL MAP OF SALE PROPERTY



Bruce Huber, Managing Broker - (217) 521-3537

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Total Acres: 81.86 surveyed acres

Soil PI Rating: 137.5

Tillable Acres: 80.34 (98.1%)

Access: County Road 1900 N

General: High quality tract of tillable acreage located 3 miles southeast of Lovington, IL.

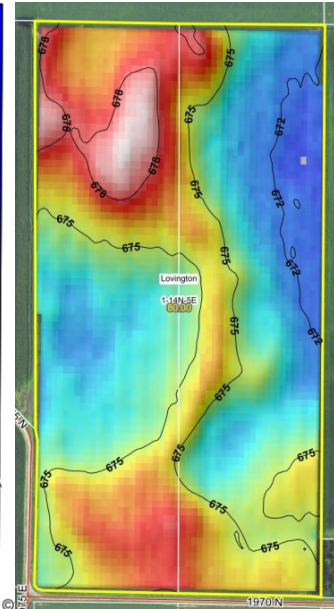
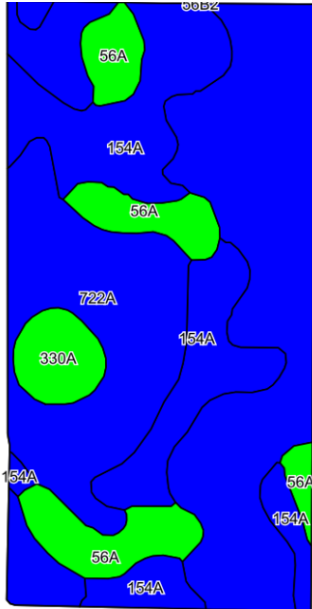
FSA Info, Soil Map, & Topo Map are posted Online.



SOILS/PRODUCTIVITY INDEX RATING

An inventory of these soils follows and is supported by the map below. The soils information was taken from Circular 811, published by the University of Illinois, Department of Agronomy.

Code	Soil Type	Corn Bu/A	Soy Bu/A	P.I.	%
722A	Drummer-Milford Silty Clay Loam, 0-2% slopes	184	60	137	59.4%
154A	Flanagan Silt Loam, 0-2% slopes	194	63	144	25.0%
56A	Dana Silt Loam, 0-2% slopes	180	56	131	11.9%
330A	Peotone Silty Clay, 0-2% slopes	164	55	123	3.7%
Weighted Average		185.3	60.1	137.5	



FSA DATA

Farm Number	3338	Total Acres	80.41
Tract Number	979 & 3337	Tillable Acres	80.41
Crop	Base	PLC Yld	Program
Corn	80.00	157	PLC



REAL ESTATE TAX DATA

Parcel No.	Acres	2022 Assessment	2022 Taxes Payable 2023	Per Acre
02-05-01-000-406	80.00	\$47,810	\$2,960.52	\$37.01

TERMS AND TITLE

Procedure

This property is being offered in one tract. **Bidding will be on a per acre basis with the winning bid multiplied by the surveyed acres** to determine the contracted price. This is not an absolute auction, seller confirmation is required prior to entering into a purchase agreement.

Down Payment & Closing

Ten percent (10%) down payment will be required with executed contract to purchase with the balance due at closing. Closing to be on or before August 21, 2023.

Title Policy/Minerals

The buyer (s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

Possession

Possession will be granted at closing of this transaction, subject to the tenant in possession.

Lease and Crop Expenses

The Seller shall retain 100% of the 2023 rental income. Possession will be granted at closing of this transaction subject to the existing farm lease with Mr. Kevin Dawson. The lease is open for 2024.

Real Estate Taxes

The seller shall pay the 2022 real estate taxes and provide a credit at closing for the 2023 real estate taxes due and payable 2024.

Disclaimer

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

Agency Disclosure

First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.

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Bidding Closes:
11:00 am July 20th, 2023

➤ Farmland Auction - Online Only Moultrie County, Illinois

Enhancing Farmland Ownership



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