

Recreational Land Auction

TIMED ONLINE ONLY - Visit Website for Bidding Instructions



Soft Close: 11:00am Thursday July 13, 2023

80.0 +/- Acres, Barr Township
Macoupin County, Illinois



Bruce M. Huber, Managing Broker

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FIRST ILLINOIS
AG GROUP



www.FirstIllinoisAgGroup.com

Macoupin County Recreational Land Auction

General Description

Soft Close @ 11:00 am on July 13th, 2023

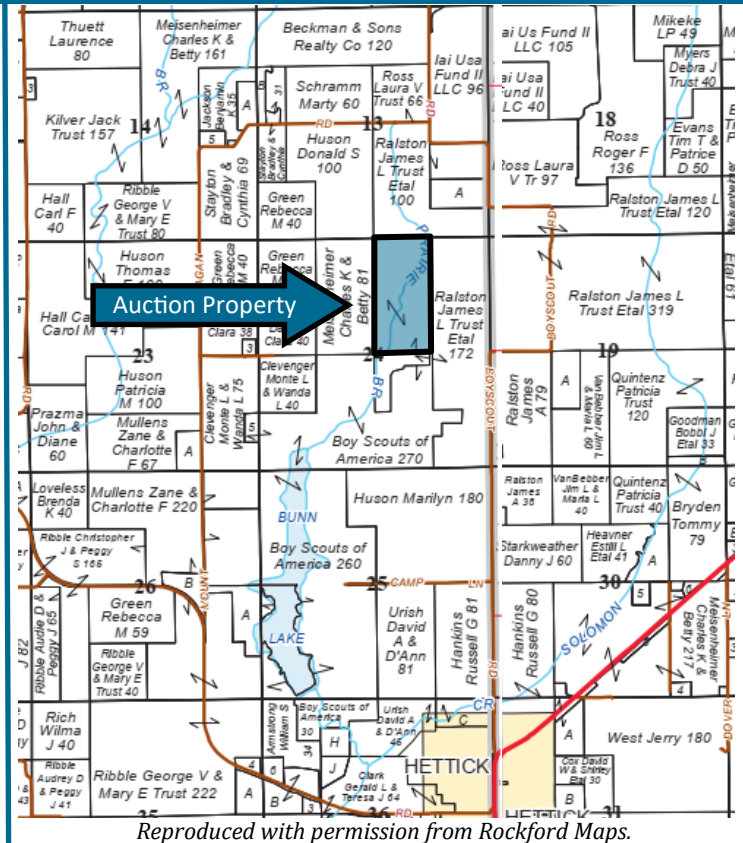
We are pleased to offer 80.0 R.E. Tax Acres to the public via an online only land auction. There is no live component to this auction, but the Auctioneer and Staff will be available leading up to the scheduled close of the bidding process. Interested bidders will be directed to the website listed below to register and bid on one tract of recreational land.

Locally known as part of the Boy Scouts of America Camp Bunn, the property will be offered in one tract. The property represents an excellent mixed use recreational tract. The property consists of 65.01 acres of recreational timber and 14.99 of productive tillable acreage with a soil productivity index of 104.9. This property is ideal for hunting and recreation with a rolling topography and flowing stream that bisects the property. Look for the auction signs as you inspect this high-quality Macoupin County recreational property.

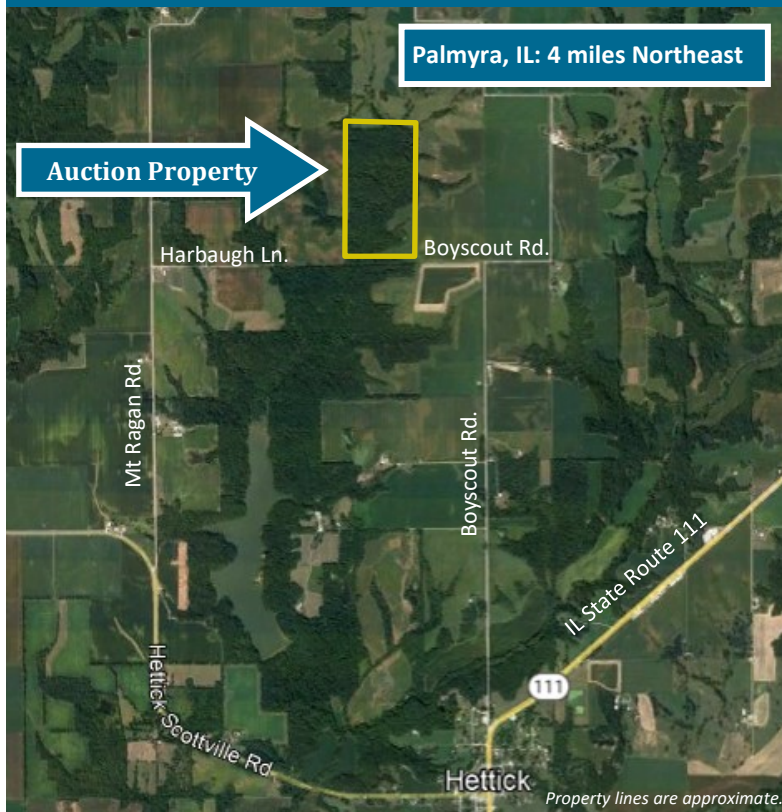
Bidding Platform URL can be found at:
www.FirstIllinoisAgGroup.com

Please contact Bruce M. Huber at 217-521-3537 for additional information on this online only land auction.

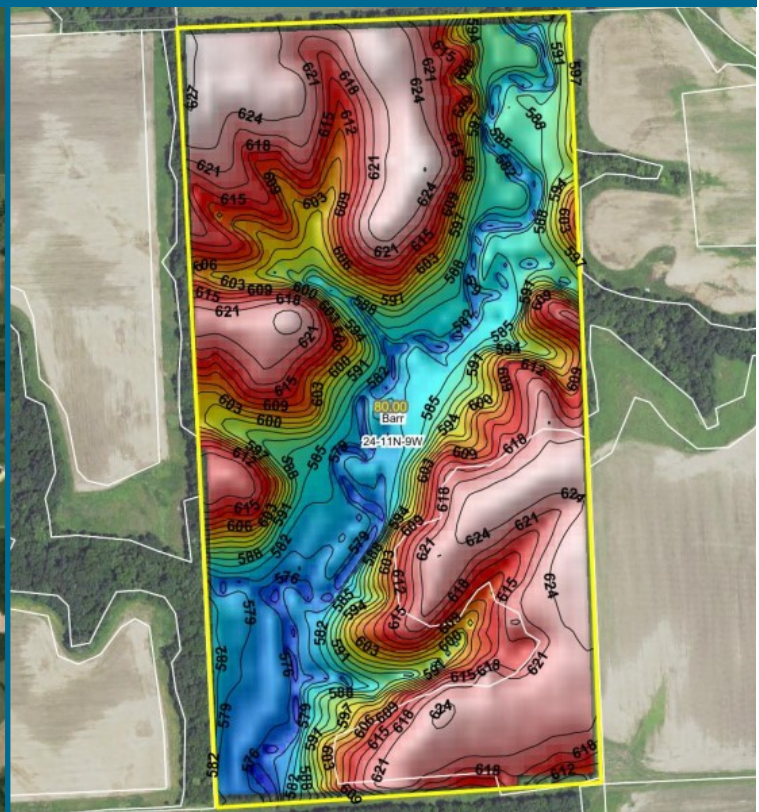
Plat of Property - Macoupin County, IL



AERIAL MAP OF SALE PROPERTY



TOPOGRAPHY MAP OF SALE PROPERTY



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

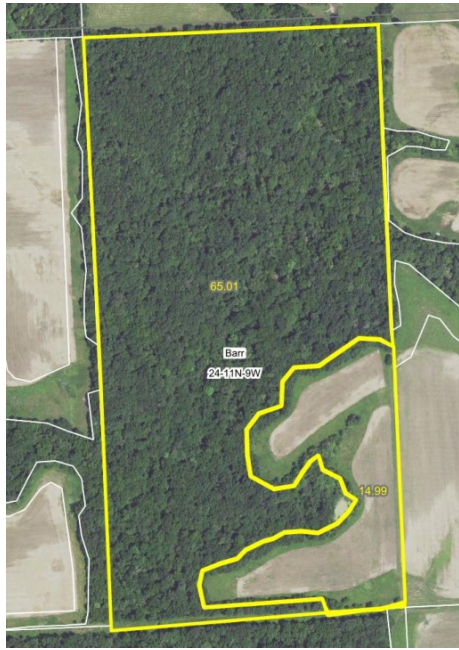
Recreational Land Auction

Soils: Rozetta, Hickory, Elco, Fishhook, Keomah

Tillable Acres: 14.99 (18.7%)

Access: Boy Scout Road

General: This property represents an excellent secluded, mixed-use tract perfect for hunting and recreation. The property consists of rolling timber acreage with a stream bisecting the property, and small fields of gently rolling tillable acreage, ideal for food plots. The property is located 1.75 miles north of Hettick, IL.



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

REAL ESTATE TAX DATA

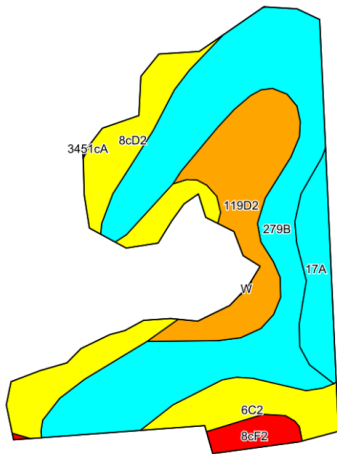
Parcel No.	Acres
25-000-337-00	80.00

FSA DATA				Crop	Base	PLC Yld	Program
Farm Number	9676	Total Acres	80.00	Corn	6.40	146	PLC
Tract Number	834	Tillable Acres	14.99	Soybeans	-	-	PLC

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.	%
279B	Rozetta Silt Loam, 2 to 5% slopes		162	50	119	46.8%
8cD2	Hickory Silt Loam, 10 to 18% slopes		108	36	82	17.6%
119D2	Elco Silt Loam, 10 to 18% slopes		134	44	100	17.2%
6C2	Fishhook Silt Loam, 5 to 10% slopes		119	38	87	8.1%
17A	Keomah Silt Loam, 0 to 2% slopes		161	51	119	7.3%
bcF2	Hickory Silt Loam, 18 to 35% slopes		80	27	61	3.0%
Weighted Average			141.6	44.9	104.9	



TERMS AND TITLE

Procedure

This property is being offered as one tract. **Bidding will be on a per acre basis with the winning bid multiplied by the real estate tax acres to determine the contracted price.** At the close of the auction, the high bid will be presented to the Settlement Trustee for their review. If the final bid received is approved, the sellers of the property and the individual submitting the high bid shall enter into a written 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 14, 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 auction property is lease free and there are no expenses that require reimbursement.

Real Estate Taxes

At this time a real estate tax is not levied on this property. However, a real estate tax will be levied from the date of closing.

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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225 N. Water St.
Decatur, IL 62523



***Bidding Closes:
July 13th, 2023***

➤ Land Auction - *Online Only* Macoupin County, Illinois

Enhancing Farmland Ownership

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