

PUBLIC AUCTION - 81.28 ACRES FARMLAND

**93%
TILLABLE**

CLAY COUNTY, IL - 3 TRACTS

Thurs., Oct. 19, 2023 6:00PM

Location: From Louisville, IL go west on Vandalia Rd. 1mi. to Partridge Ln./Bobwhite Rd. turn north and go 5mi. The farm is at the intersection of Bobwhite Rd. and Quail Dr. From Iola, IL go south on The Xenia/Iola Rd. 1mi. To Heron Ln. turn east and go 2mi. To Quail Dr. turn north and go 1/4mi. Approx. 5mi. South of Johnsonville, IL; Approx. 6mi. Northwest of Louisville, IL; Approx. 25mi. Southwest of Effingham, IL; Approx. 90mi. E of St. Louis, MO.

Location of Auction: Edgewood American Legion— 810 Rt. 37, Edgewood, Illinois

TRACT 1 40 acres +/- Farmland

- PIN: 05-02-400-002
- NE 1/4 SE 1/4 Sec. 2, Oskaloosa Twp., Clay Co., IL
- This is a very productive and highly tillable tract of farmland.
- Approx. 39.89 tillable acres (99%) in row crop production
- Soil Types: Wynoose
- Weighted Crop Productivity Index (CPI) of 97
- County road frontage on eastern border

TRACT 2 41.28 acres +/- Farmland

- PIN: 05-01-300-001
- Pt SW 1/4 NW 1/4 & NW 1/4 SW 1/4 Sec. 1, Oskaloosa Twp., Clay Co., IL
- This is another quality tract of mostly tillable farmland.
- Approx. 35.56 tillable acres (86%) in row crop production
- Tillable Soil Types: Wynoose, Bluford, & Cisne-Huey
- Weighted Crop Productivity Index (CPI) of 96.9
- County road frontage on western and northern borders

TRACT 3 81.28 acres +/- Combination of Tracts 1 and 2



HiBid

LIVE & ONLINE BIDDING

TERMS ON REAL ESTATE: 15% of the purchase price placed down day of sale and the balance due at closing on or before November 21, 2023. Sellers guarantee good and merchantable title. Sellers will pay the 2022 and 2023 real estate taxes. Buyer(s) will pay all subsequent taxes thereafter. 2022 real estate taxes on Tract 1 were \$310.93 & Tract 2 were \$270.55. **Sellers retain no mineral rights;** however, subject to any prior reservations. Possession will be at closing subject to current farm tenants rights. Sellers will receive the landowner's share of the 2023 crop. The farm has open tenancy for the 2024 farming year. 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 through hibid. Go to www.carsonauctionandrealty.com for online bidding rules and instructions.

SELLERS: PATRICK HEIRS

CARSON

AUCTION & REALTY CO

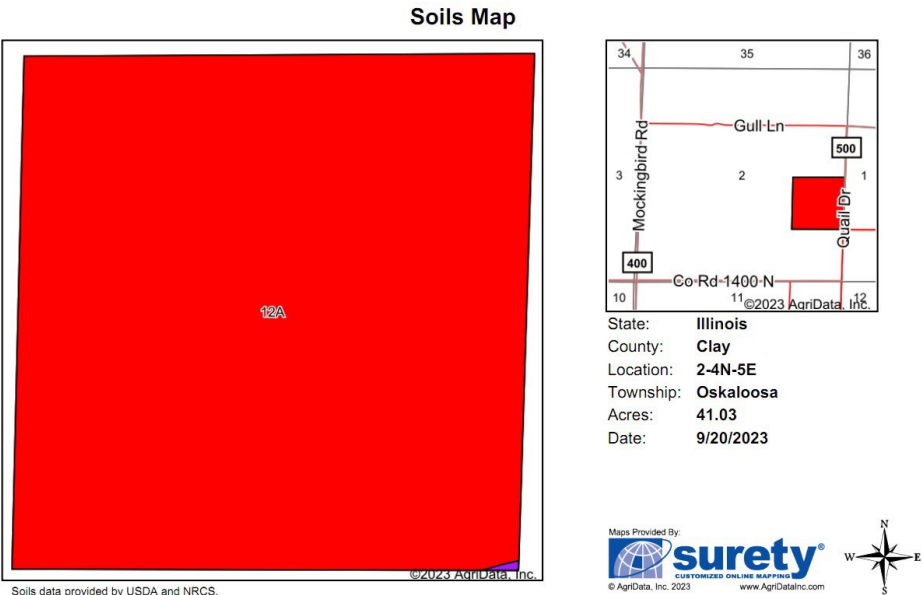
COL. JUSTIN CARSON #441.001711

Managing Broker, Certified General Appraiser, & Auctioneer 618-662-4911

204 E. North Ave., Flora, IL 62839

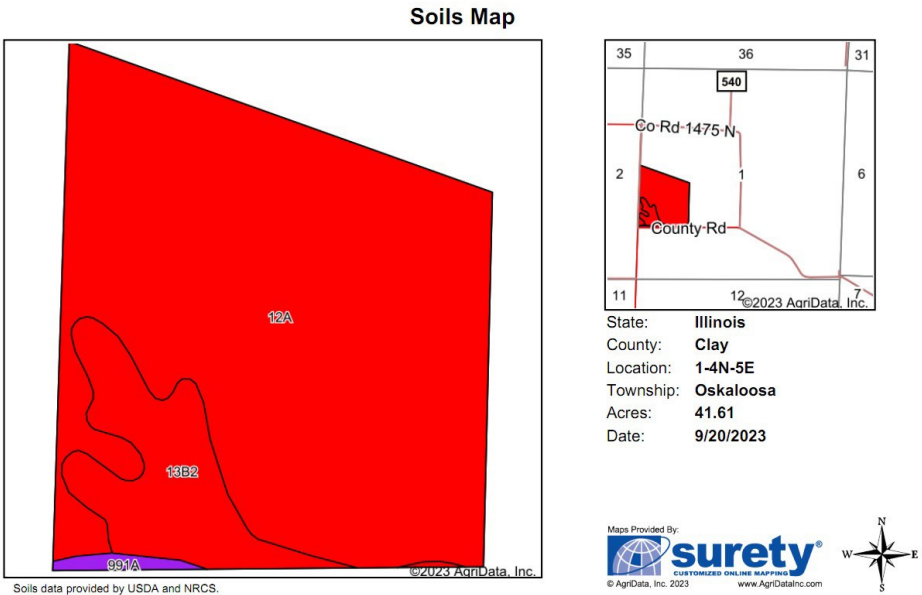
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Area Symbol: IL025, Soil Area Version: 17								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
12A	Wynooose silt loam, 0 to 2 percent slopes	41.03	100.0%		128	42	51	97
Weighted Average					128	42	51	97

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3



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12A	Wynooose silt loam, 0 to 2 percent slopes	35.42	85.1%		128	42	51	97
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	5.79	13.9%		**129	**42	**52	**96
991A	Cisne-Huey silt loams, 0 to 2 percent slopes	0.40	1.0%		133	45	52	102
Weighted Average					128.2	42	51.1	96.9

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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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