



Farmland Auction

TIMED ONLINE ONLY - Visit Website for Bidding Instructions



Soft Close: Thursday June 13th, 2024 at 10:00 AM

80.0 +/- R.E. Tax Acres
Stonington Township, Christian County, IL



Bruce M. Huber, *Managing Broker*

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225 N. Water St., Decatur, IL 62523

**FIRST ILLINOIS
AG GROUP**



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Straczek Farmland Auction

General Description

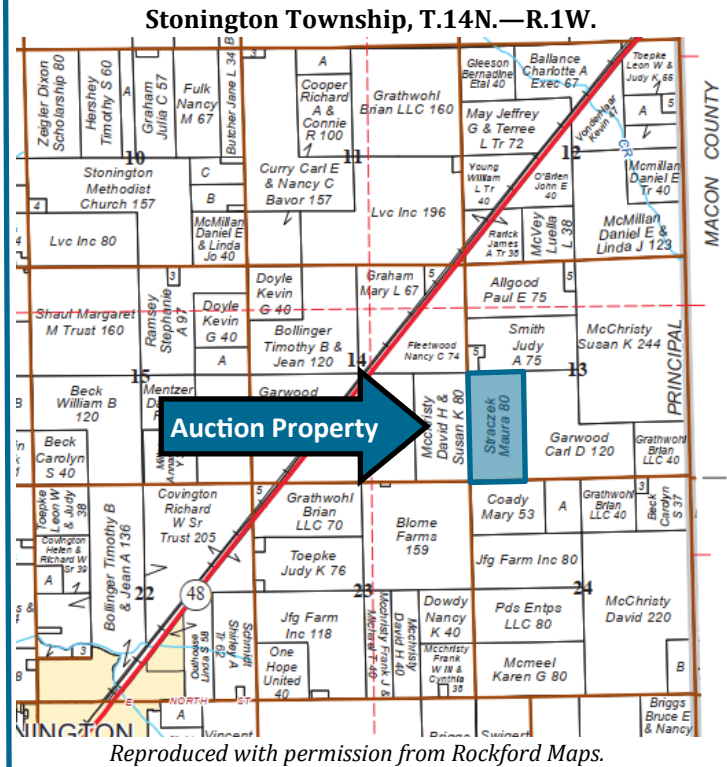
Soft Close @ 10:00am on June 13, 2024

We are pleased to offer **80.0 +/- R.E. Tax 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 www.firstillinoisaggroup.com to register to bid on this **99.4% tillable or 79.49 acres** tract of Christian County farmland.

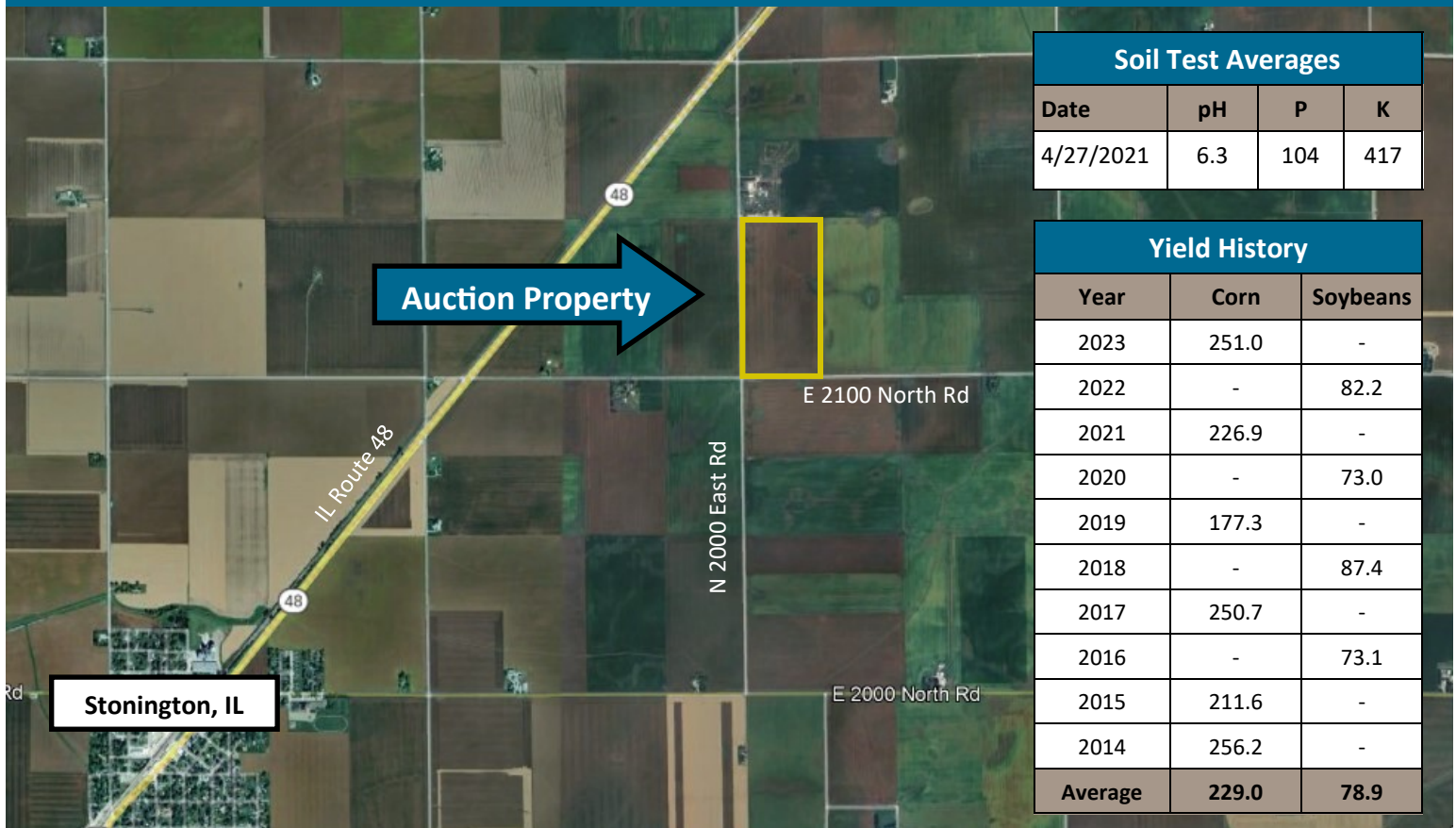
The property will be offered in one parcel. The soil types on property are predominately Sable, Ipava, Edinburg, and Denny soils with an overall tillable **soil productivity index of 141.6**. This property represents high quality tillable farmland and is an excellent opportunity to add to your farming or investment portfolio. Look for the auction signs as you inspect the property.

Please contact **Bruce Huber at 217-521-3537** or **Megan Fredrickson at 217-809-4949** for more information.

Plat Map —Christian County, IL



AERIAL MAP OF SALE PROPERTY



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

Farmland Auction

Total Acres: 80.0 +/- R.E. Tax Acres

Soil PI Rating: 141.6

Tillable Acres: 79.49 (99.4%)

Access: County Road 2100 N &
County Road 2000 E

General: High quality tract of tillable
acreage located 2 miles northeast of
Stonington, IL.

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

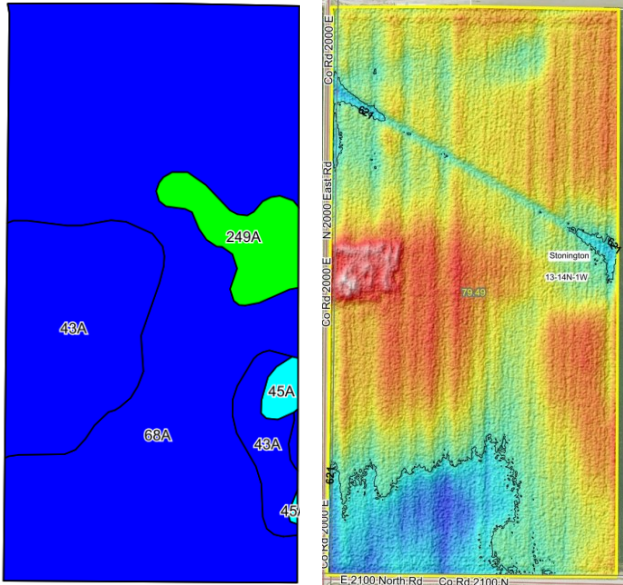


SOILS/PRODUCTIVITY INDEX RATING

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.	%
68A	Sable Silty Clay Loam, 0-2% slopes	192	63	143	71.7%
43A	Ipava Silt Loam, 0-2% slopes	191	62	142	21.8%
249A	Edinburg Silty Clay Loam, 0-2% slopes	172	55	127	5.4%
45A	Denny Silt Loam, 0-2% slopes	159	52	118	1.2%
Weighted Average		190.3	62.2	141.6	

SOILS MAP & TOPOGRAPHY MAP



FSA DATA

Farm Number	9577	Total Acres	79.49
Tract Number	1959	Tillable Acres	79.49
Crop	Base	PLC Yld	Program
Corn	59.20	198	ARC County
Soybeans	19.60	58	ARC County



REAL ESTATE TAX DATA

Parcel No.	Acres	2023 Assessment	2022 Taxes Payable 2023	Per Acre
16-09-13-300-001-00	80.0	\$ 56,593.00	\$ 4,260.62	\$53.26

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 real estate tax 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 July 12, 2024.

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 assign 50% of the 2024 rental income to the buyer at closing. Possession will be granted at closing of this transaction subject to the existing farm lease with Briggs Family Farms LLC. The lease is open for 2025.

Real Estate Taxes

The seller shall pay the 2023 real estate taxes payable 2024 and provide a credit at closing for half the 2024 real estate taxes payable 2025.

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.

Attorney For Seller

Christopher M. Tietz
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132 S. Water Street, Suite 333
Decatur, IL 62525-1640



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Decatur, IL 62523

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➤ BIDDING CLOSES: 10:00 AM JUNE 13TH, 2024



ENHANCING FARMLAND OWNERSHIP.

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