



Farmland Auction

TIMED ONLINE ONLY - Visit Website for Bidding Instructions



Soft Close: Wednesday June 26th, 2024 at 10:00 AM

160.52 Surveyed Acres
Tuscola Township, Douglas County, Illinois



Bruce M. Huber, *Managing Broker*

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225 N. Water St., Decatur, IL 62523

**FIRST ILLINOIS
AG GROUP**



FIRSTILLINOISAGGROUP.COM

Tuscola Farmland Auction

General Description

Soft Close @ 10:00am on June 26, 2024

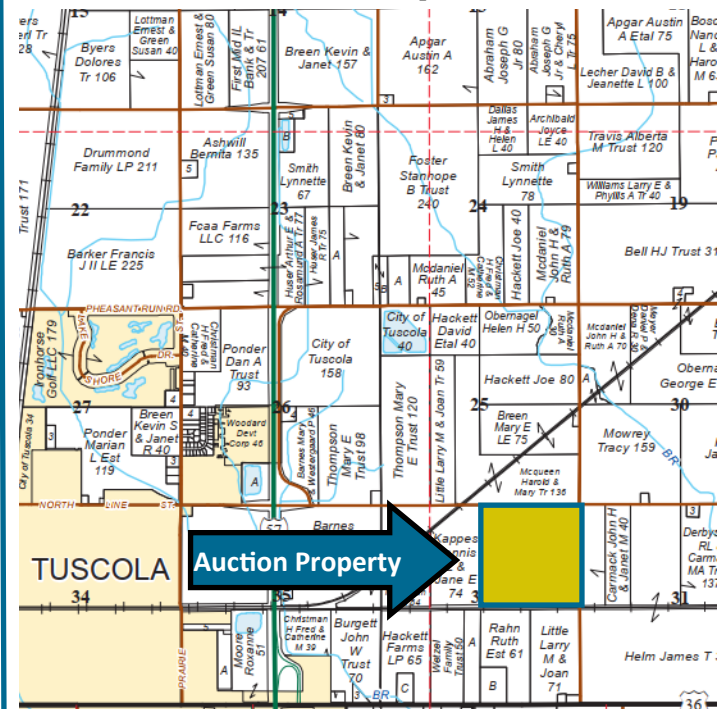
We are pleased to offer **160.52 Surveyed Acres** of quality Central Illinois farmland to the public via an online only land auction. There is no live component to this auction, but the Auctioneer and Staff will be available leading up to the scheduled close of the bidding process. Interested bidders will be directed to www.firstillinoisaggroup.com to register to bid on this **99.5% tillable or 159.7 acres** tract of farmland.

The property will be offered in one parcel. The soil types on property are predominately Drummer-Milford and Flanagan soils with an overall tillable **soil productivity index of 139.3**. 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.

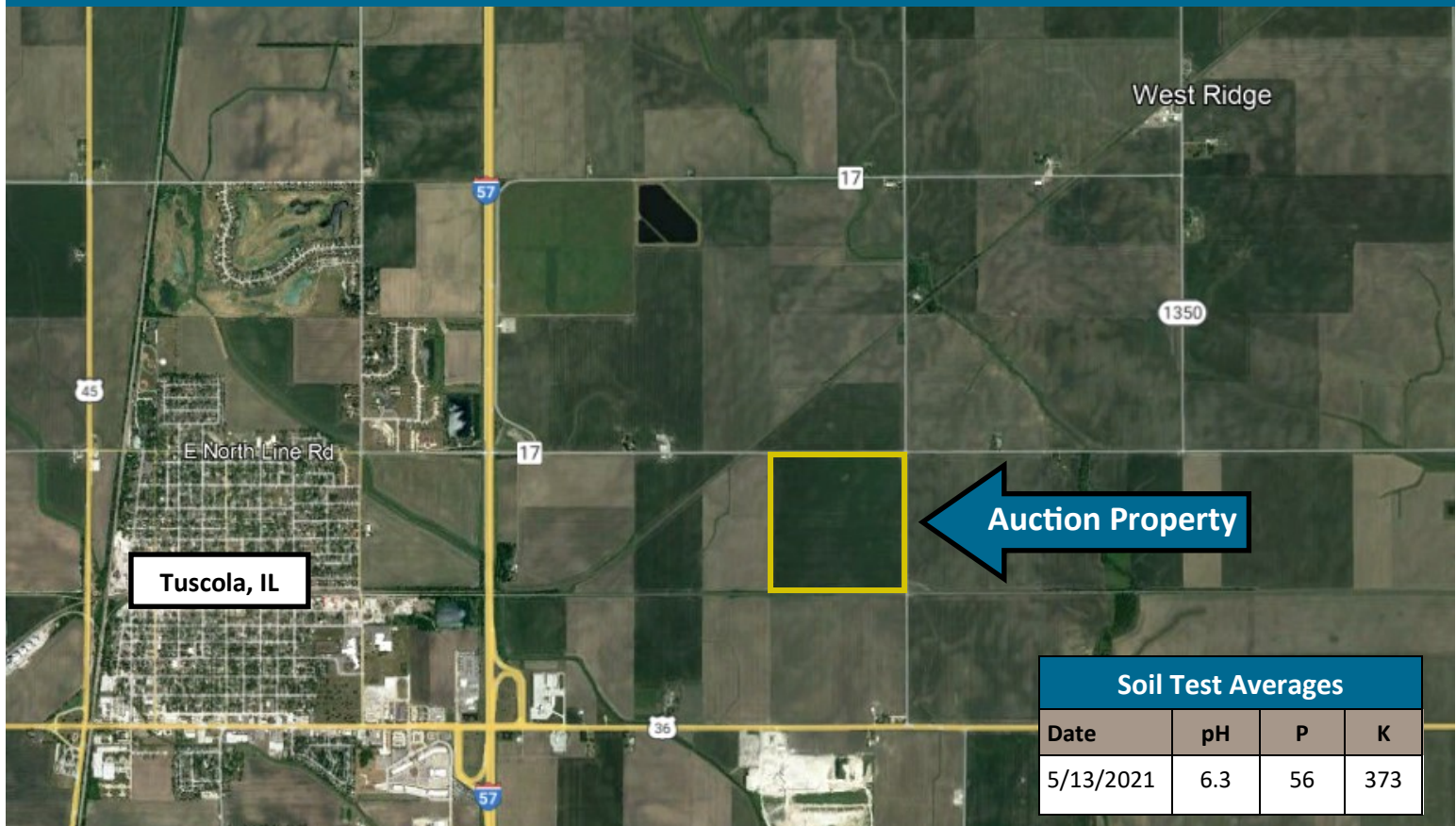
Plat Map — Douglas County, IL

North Part Tuscola Township, T.16N.—R.8—9E.



Reproduced with permission from Rockford Maps.

AERIAL MAP OF SALE PROPERTY



Soil Test Averages

Date	pH	P	K
5/13/2021	6.3	56	373

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

Farmland Auction

Total Acres: 160.52 Surveyed Acres

Soil PI Rating: 139.3

Tillable Acres: 159.7 (99.5%)

Access: E County Road 1050 N &
N County Road 1250 E

General: High quality tract of tillable
acreage located 2 miles east of Tuscola,
IL.

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

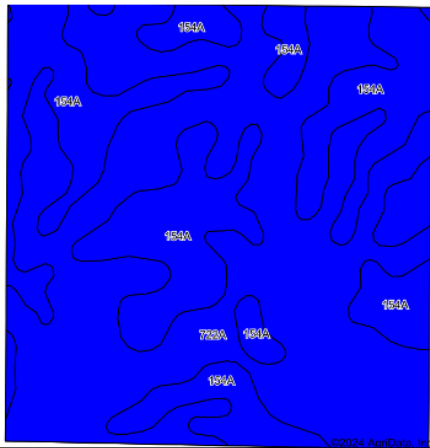


SOILS/PRODUCTIVITY INDEX RATING

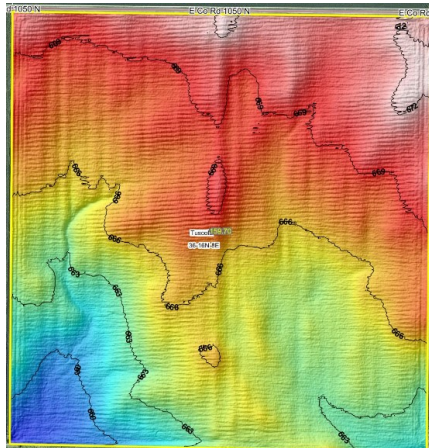
An inventory of these soils follows and is supported by the map below. The soils information was taken from Circular 811, published by the University of Illinois, Department of Agronomy.

Code	Soil Type	Corn Bu/A	Soy Bu/A	P.I.	%
722A	Drummer-Milford Silty Clay Loam, 0-2% slopes	183	60	136	59.1%
154A	Flanagan Silt Loam, 0-2% slopes	194	63	144	40.9%
Weighted Average		187.5	61.2	139.3	

SOILS MAP



TOPOGRAPHY MAP



FSA DATA

				Crop	Base	PLC Yld	Program
Farm Number	4011	Total Acres	159.70	Corn	159.70	157	ARC County
Tract Number	1922	Tillable Acres	159.70	Soybeans	-	-	-

REAL ESTATE TAX DATA

Parcel No.	Acres	2023 Assessment	2022 Taxes Payable 2023	Per Acre
09-02-36-200-001	160.00	\$ 111,328	\$ 7,504.50	\$ 46.90

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 the Contract for Sale of Real Estate. The seller reserves the right to reject any and all bids and to waive any and all bidding informalities or irregularities.

Down Payment & Closing

Ten percent (10%) down payment will be required with executed Contract for Sale of Real Estate with the balance due at closing. Closing to be on or before July 31, 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 Kevin Dawson. 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

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FIRST ILLINOIS AG GROUP

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Decatur, IL 62523

Farmland Auction - Online Only Douglas County, Illinois

➤ BIDDING CLOSES: 10:00 AM JUNE 26TH, 2024



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