

LAND AUCTION



268 AC± | 3 TRACTS | EDGAR CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/3/24 | **AUCTION TIME:** 11 AM CT

AUCTION LOCATION: BETTY JANE'S KITCHEN

1249 N MAIN ST, PARIS, IL 61944

Highly Productive Edgar Co Farmland offered to the public for the first time in over 100 years! All three tracts are located approximately four miles north of Kansas, Illinois. They are located in Embarrass and Kansas townships, Sec 35 T14N R14W and Sec 2 T13N R14W Edgar County. All three tracts have good road access on at least one side of the property. The average PI is between 131 and 141, with the three main soil types being Flanagan silt loam, Drummer silty clay loam, and Wingate silt loam. A small waterway separates tracts 2 and 3 and eventually feeds into East Donica Creek. A survey will be completed pre-auction to establish total acres and boundaries.



WHITEVIEW - MCINTOSH FARMS

TRACT 1 DESCRIPTION: 102± ACRES

Tract 1 is located north of East 1000th Rd and between IL-49 and North 200th Street in Embarrass Township, Sec 35 T14N R14W Edgar County. It is approximately 102± acres with an average PI of 141.6. The two main soil types are Drummer silty clay and Flanagan silt loam. A survey will be conducted pre-auction to determine the exact acres and boundaries.

Deeded Acres: 102± acres to be determined by survey
Soil Types: Drummer silty clay loam, Flanagan silt loam, Dana silt loam
Soil PI/NCCPI/CSR2: PI 141.6
CRP Acres/payment: NO CRP
Taxes: \$5,267.36
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenant's rights for 2024
Survey needed?: A survey needed will be done pre-auction
Brief Legal: Pt SE SE S35 T14N R14W Edgar Co, IL
PIDs: Part of PID 05-11-35-400-005
Lat/Lon: 39.61495, -87.93139
Zip Code: 61933

TRACT 2 DESCRIPTION: 66.4± ACRES

Tract 2 lays south of East 1000th Rd in Kansas Township, Sec 2 T13N R14W Edgar County. Its south boundary follows the meander of the waterway that eventually turns into East Donica Creek. It is approximately 66.4± acres with an average PI of 131. The two main soil types are Drummer silty clay and Wingate silt loam. A survey will be done pre-auction to determine the exact acres and boundaries.

Deeded Acres: 66.4± acres TBD by survey
Soil Types: Drummer silty clay loam, Wingate silt loam, Flanagan silt loam
Soil PI/NCCPI/CSR2: PI 131.9
CRP Acres/payment: TBD after survey
Taxes: TBD after survey
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenant's rights for 2024
Survey needed?: A survey needed will be done pre-auction
Brief Legal: Pt of NE ¼ S2 T13N R14W Edgar Co, IL
PIDs: Part of PID 08-16-02-200-001
Lat/Lon: 39.60944, -87.93162
Zip Code: 61933

TRACT 3 DESCRIPTION: 100.4± ACRES

Tract 3 lays north of East 950th Rd and west of North 200th Street in Kansas Township, Sec 2 T13N R14W Edgar County. Its north boundary follows the meander of the waterway and eventually turns into East Donica Creek. It is approximately 100± acres with an average PI of 138.1. The two main soil types are Flanagan silt loam and Drummer silty clay. A survey will be done pre-auction to determine the exact acres and boundaries. There are 2.01 acres of CRP in the SW corner paying \$291.51/acre thru 2035.

Deeded Acres: 100.4± acres TBD by survey
Soil Types: Flanagan silt loam, Drummer silty clay loam, Dana silt loam
Soil PI/NCCPI/CSR2: PI 138.1
CRP Acres/payment: 2.01 acres paying \$291.51/acre thru 2035
Taxes: TBD after survey
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenant's rights for 2024
Survey needed?: A survey needed will be done pre-auction
Brief Legal: Pt of NE ¼ S2 T13N R14W Edgar Co, IL
PIDs: Part of PID 08-16-02-200-001
Lat/Lon: 39.60944, -87.93162
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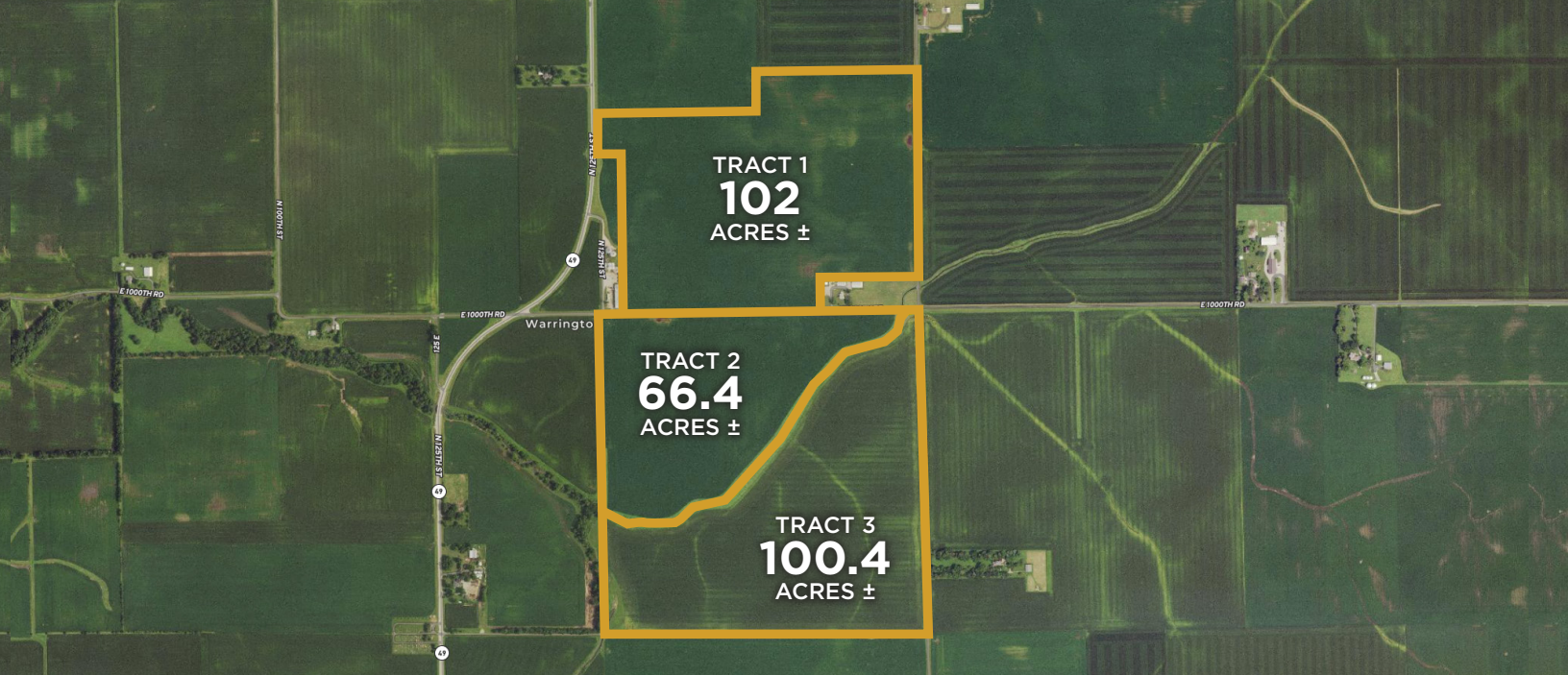
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

ADAM CRUMRIN, AGENT: 217.276.2334 | adam.crumrin@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS 115 West Washington, Ste 900, Pittsfield, IL 62363 | Debbie S. Laux, Designated Managing Broker, License # 471.018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Adam Crumrin, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.276.2334 | Cody Lowderman, IL Auctioneer, 441.001255



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