

RAYCHRIS, INC. FARMS

FARMLAND AUCTION
CHRISTIAN COUNTY, IL

Live Auction with
Online Bidding
Available

THURSDAY, SEPT. 5
1:00pm



THE PILLARS
EVENT CENTER

303 E. MARKET STREET
TAYLORVILLE, IL 62568

FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

RAYCHRIS, INC.

SINCE 1972

972.89

+/- TOTAL ACRES, IN THREE DISTINCT OFFERINGS
Christian County, IL

Logan A. Frye, AFM
AUCTION MANAGER/BROKER



(217) 619-6473



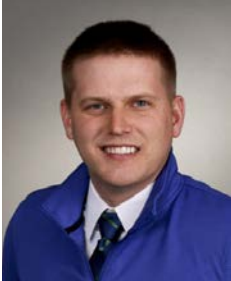
logan.frye@fieldlevelag.com



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT



THE FIELD LEVEL AG TEAM



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Springfield, IL 62704
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 Logan.Frye@**fieldlevelag.com**

Scan with your phone for
auction details, virtual tours
and more information or
go to: **fieldlevelag.com**



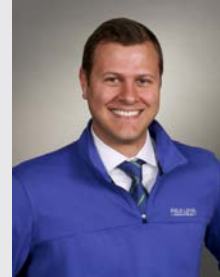
Tom Courson
MT. ZION



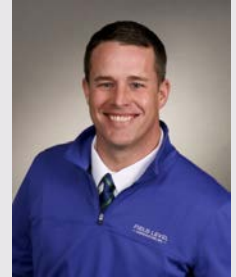
Seth M. Baker
MT. ZION



Nick Suess
GREENVILLE



Josh Peak
JACKSONVILLE



Chris Dorsey
JACKSONVILLE



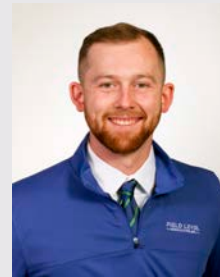
Ryan Reifschneider
BELLEVILLE



Debra Reifschneider
BELLEVILLE



Alex Head
MT. ZION



Kinser Wargel
SPRINGFIELD



972.89

+/- TOTAL ACRES, IN THREE DISTINCT OFFERINGS
Christian County, IL



GENERAL TERMS

SALE PROPERTY

Field Level Agriculture, Inc., is pleased to offer 972.89 +/- real estate tax acres via public auction on September 5, 2024, at 1:00pm. **The property will be marketed in three separate offerings, comprised of twelve total tracts.**

OFFERING A: TRACTS 1-4 (between Edinburg, IL & Stonington, IL)

- Tract #1 is 100.00 tax acres
- Tract #2 is 80.55 tax acres
- Tract #3 is 80.55 tax acres
- Tract #4 is 159.38 tax acres

OFFERING B: TRACTS 5-7 (near Assumption, IL)

- Tract #5 is 24.30 tax acres
- Tract #6 is 80.00 tax acres
- Tract #7 is 70.00 tax acres

OFFERING C: TRACTS 8-12 (near Morrisonville, IL)

- Tract #8 is 97.00 tax acres
- Tract #9 is 101.61 tax acres
- Tract #10 is 57.55 tax acres
- Tract #11 is 81.95 tax acres
- Tract #12 is 40.00 tax acres

All tracts being offered have public road access and have been operated in row crop production. **All tracts feature prime Illinois Farmland and highly rated soil series.** This auction will be held at "The Pillars Event Center", 303 E. Market Street, Taylorville, IL 62568. The live portion of this auction will begin at 1:00pm on September 5. Online bidding is available - see website for details.

PROCEDURE OF SALE

The method of sale for this auction offering will be the "Buyers Choice and Privilege" format, with the auction progressing one offering at a time (**Offering A will be first, followed by Offering B, and the sale concluding with Offering C.**) The winning bidder will have the right to select any tract or combination of tracts within the Offering, after the first round of bidding has concluded. Those tracts not selected by the winning bidder, will be offered to the runner-up bidder at the winning bid price. At that time, any tracts not selected will be offered via a new round of bidding and the process will repeat until all tracts have been selected within the Offering. Once all tracts within the Offering have been taken, the auction will progress to the next Offering. Tracts will not be available after selection - this is not a multi-parcel combination auction. Bidding will be on a per acre basis, with the winning bid multiplied by the advertised acreage to determine the contract price. Online bidding will be available for those parties not in attendance - see website for online bidding instructions. **Online bidders must register 24 hours in advance of the auction - no exceptions. Final acreage will be confirmed on the day of sale.**

ACCEPTANCE OF BIDS

This is not an absolute auction, and all winning bids will need to be confirmed and accepted by the Seller(s), prior to the full execution of the purchase agreements. All tracts sell subject to Seller approval. At the conclusion of the sale, all winning bidders will execute the Buyer side of the purchase agreement and auction company will submit the purchase agreement to the Seller(s) for final review. Seller(s) have until 2:00pm on September 6 to confirm and accept the winning bid(s), as stated in the purchase agreement.

DISCLAIMER

The information in this brochure is considered to be accurate, however, the information is subject to verification. No liability for errors or omissions is assumed. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or Field Level Agriculture, Inc. The information contained in the supporting literature is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Field Level Agriculture, Inc. Each potential buyer is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and do so at their own risk. Neither the Seller nor Field Level Agriculture, Inc. are warranting and specific zoning classification, location of utilities, nor warranting or representing as to fitness for a particular use access, or physical or environmental condition. Diagrams and dimensions in the marketing literature are approximate. All information contained in any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Announcements made day of sale and over online bidding platform take precedence over all printed material.

DOWN PAYMENT

Upon acceptance of the winning bid and return of the executed purchase agreement, the successful bidder shall be responsible for depositing the 10% down payment to Spurling Title Services within two business days of receiving the executed purchase agreement. All earnest money is due by close of business on September 10th, 2024. Your bidding is not contingent upon financing. **Please secure all financing arrangements prior to participation in the auction.**

CLOSING

The closing shall occur on or before October 31, at Spurling Title Services, located at 118 West Market Street Taylorville, IL 62568.

REAL ESTATE TAXES

The 2023 real estate taxes due in 2024 have been paid by the Seller. Buyer will receive a credit at closing for the 2024 real estate taxes payable in 2025, based on the most ascertainable figures. The buyer shall then be responsible for payment of said taxes.

CURRENT YEAR CROP INCOME

Seller will retain 100% of the Landowner's share of the income and pay for 100% of the Landowner's share of the 2024 crop.

POSSESSION

Possession will be granted at closing, subject to the rights of the tenant in possession. **The farm lease is open for the 2025 crop year, and access will be granted upon the harvest of the 2024 crop.** Seller(s) & Tenant retain the right to enter the premises for the purpose of harvesting and the removal of the 2024 crops, and Buyer will not interfere with the same.

MINERALS

The owner's interest in any mineral rights, if any, will be included with the sale of the property.

EASEMENTS

This property sells subject to any and all easements of record and they will be conveyed with the property.

SURVEY

The Seller(s) will be providing boundary survey's on each tract to the Buyer(s) within 60 days of the date of closing. All real estate will be sold on tax acres and or advertised acres where applicable. Survey is for purposes of boundary establishment and will be completed by Survey Solutions, LLC out of Mt. Zion after the harvest of the crops.

REIMBURSEMENTS DUE

Any landowner-related reimbursements due at the time of closing will be included in the respective Tract contract. Reimbursements due, if any, will be announced and clarified on the day of sale. Online bidding platform will note any reimbursements by tract.

AGENCY

Field Level Agriculture, Inc., its brokers and representatives, are agent of the Sellers only.

- Logan Frye, Auction Manager/Broker
- Alex Head, Auctioneer
- Seth Baker, Managing Broker

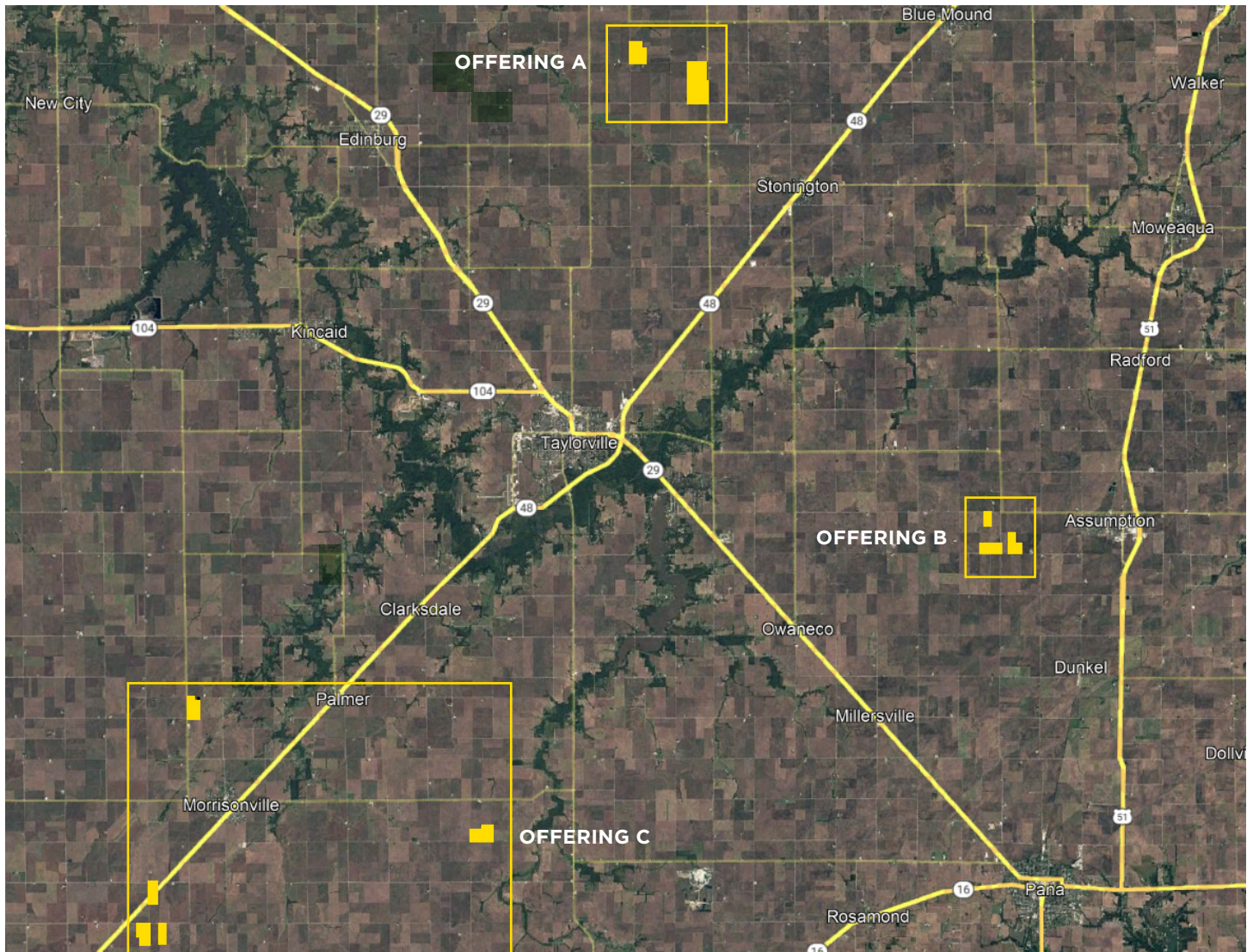


PLAT SPECIFICATIONS

BUCKHART, STONINGTON, ASSUMPTION, BEAR CREEK, GREENWOOD, KING AND JOHNSON TOWNSHIPS

Christian County, IL

Christian County was formed February 15, 1839, out of Sangamon, Montgomery and Shelby counties. It was named for Christian County, Kentucky. It was originally named Dane County and was called Dane County until 1840. As of the 2020 census, the population was 34,032. Its county seat is Taylorville. According to the U.S. Census Bureau, the county has a total area of 716 square miles (1,850 km²), of which 709 square miles (1,840 km²) is land and 6.3 square miles (16 km²) (0.9%) is water. The county is bounded on the north by Sangamon River, and intersected by the south fork of that stream.*



EXPANDED AERIAL MAP



PROPERTY OVERVIEW

Real Estate Tax & Land Data

Provided by the Christian County Treasurer's office (2023 data paid in 2024).
 Soil PI Rating and tillable acreage provided by online mapping services.

OFFERING A	ACRES	PIN	TILLABLE	SOIL PI	TAXES	TAXES/ACRE
TRACT 1	100.00	03-08-01-300-001-00	99.38	142.6	\$4,873.82	\$48.74
TRACT 2	80.55	16-09-07-200-001-00**	80.55	138.5	\$3,442.49	\$42.74
TRACT 3	80.55	16-09-07-200-001-00**	80.55	137.0	\$3,442.49	\$42.74
TRACT 4	159.38	16-09-07-400-001-00	159.38	139.8	\$7,480.38	\$46.93
TOTAL:	420.48					

OFFERING B	ACRES	PIN	TILLABLE	SOIL PI	TAXES	TAXES/ACRE
TRACT 5	24.30	01-20-05-200-002-00	24.30	132.8	\$964.72	\$39.70
TRACT 6	80.00	01-20-05-400-004-00	77.77	136.1	\$2,928.62	\$36.61
TRACT 7	70.00	01-20-04-300-002-00	68.00	136.5	\$2,817.82	\$40.25
TOTAL:	174.30					

OFFERING C	ACRES	PIN	TILLABLE	SOIL PI	TAXES	TAXES/ACRE
TRACT 8	97.00	02-17-30-00-001-00 02-17-30-300-004-00	94.89	136.0	\$3,897.24	\$40.18
TRACT 9	101.61	04-23-08-300-002-00	100.57	136.1	\$3,920.42	\$38.58
TRACT 10*	57.55	06-21-24-100-001-00	51.00	137.1	\$2,678.00	\$46.53
TRACT 11	81.95	06-21-26-200-002-00	77.05	130.9	\$3,339.66	\$40.75
TRACT 12	40.00	06-21-25-100-002-00	38.58	126.6	\$1,829.82	\$45.75
TOTAL:	378.11					

*Christian County GIS does not visually indicate the proper placement of Tract 10.

The seller is working with the County Assessor's office to correct this. See maps for the specific tract details.

Seller provided survey on all Tracts.

** Split Tract



OFFERING A: TRACTS 1-4

420.48

+/- ACRES

419.86

+/- TILLABLE ACRES

139.4

AVG. TILLABLE SOIL PI RATING

Buckhart and Stonington Townships • Christian County, IL



0ft 1572ft 3145ft



12-14N-2W
Christian County
Illinois

OFFERING A

TRACT 1: 100.00 +/- ACRES
TRACT 2: 80.55 +/- ACRES
TRACT 3: 80.55 +/- ACRES
TRACT 4: 159.38 +/- ACRES

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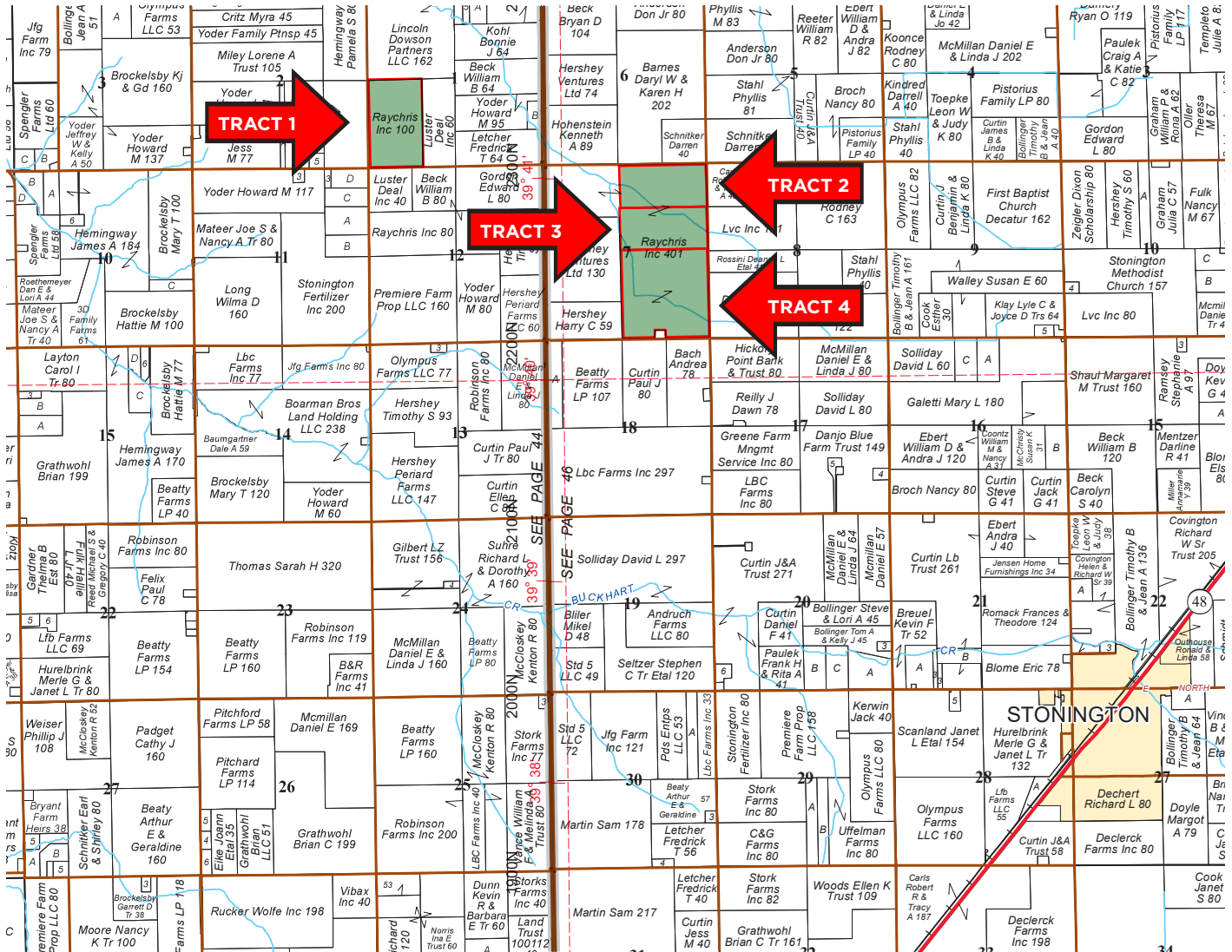
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 39° 40' 51.19, -89° 15' 7.32

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



OFFERING A: TRACTS 1-4



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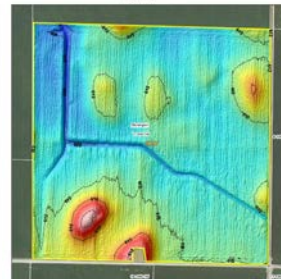
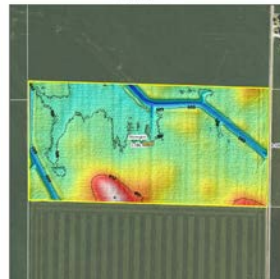
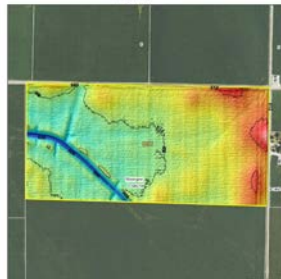
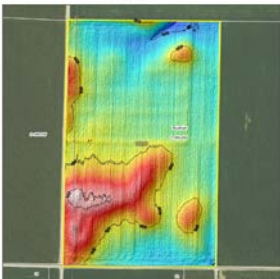
TOPOGRAPHY

TRACT 1

TRACT 2

TRACT 3

TRACT 4





AERIAL VIEW: TRACT 1

100.00

+/- ACRES • Buckhart Township • Christian County, IL



0ft 550ft 1100ft



1-14N-2W
Christian County
Illinois



TRACT NOTE

Sharpsburg and neighboring area water easement on the south.

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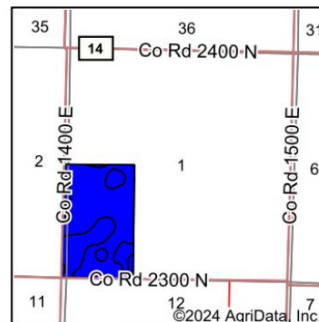
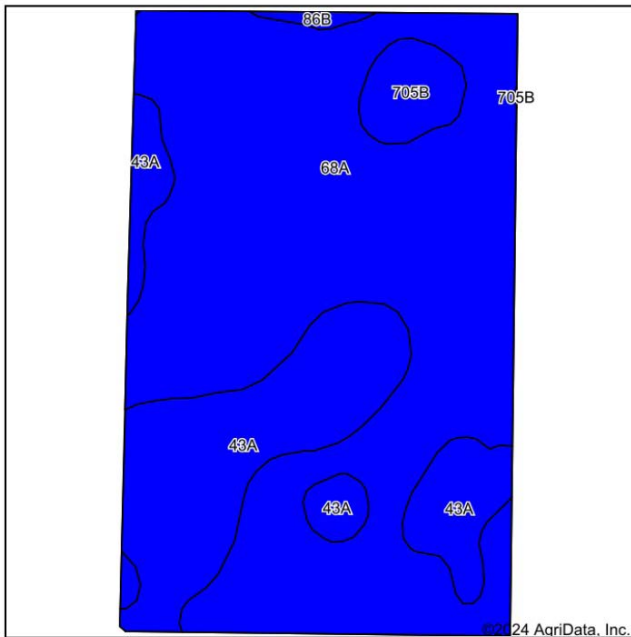
SOIL MAP: TRACT 1

99.38

+/- TILLABLE ACRES • Buckhart Township • Christian County, IL

142.6

TILLABLE SOIL PI RATING



State: **Illinois**
County: **Christian**
Location: **1-14N-2W**
Township: **Buckhart**
Acres: **99.38**
Date: **6/6/2024**

Area Symbol: IL021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**68A	Sable silty clay loam, 0 to 2 percent slopes	70.08	70.6%		FAV	**192	**63	**143
43A	Ipava silt loam, 0 to 2 percent slopes	25.26	25.4%		FAV	191	62	142
**705B	Buckhart silt loam, 2 to 5 percent slopes	3.51	3.5%		FAV	**188	**60	**141
**86B	Osco silt loam, 2 to 5 percent slopes	0.53	0.5%		FAV	**187	**59	**138
Weighted Average						191.6	62.6	142.6

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT



AERIAL VIEW: TRACT 2

80.55

+/- ACRES • Stonington Township • Christian County, IL



0ft 478ft 956ft



7-14N-1W
Christian County
Illinois



TRACT NOTE

Sharpsburg and neighboring area water easement on the north and east.

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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Boundary Center: 39° 40' 57.32, -89° 14' 20.89



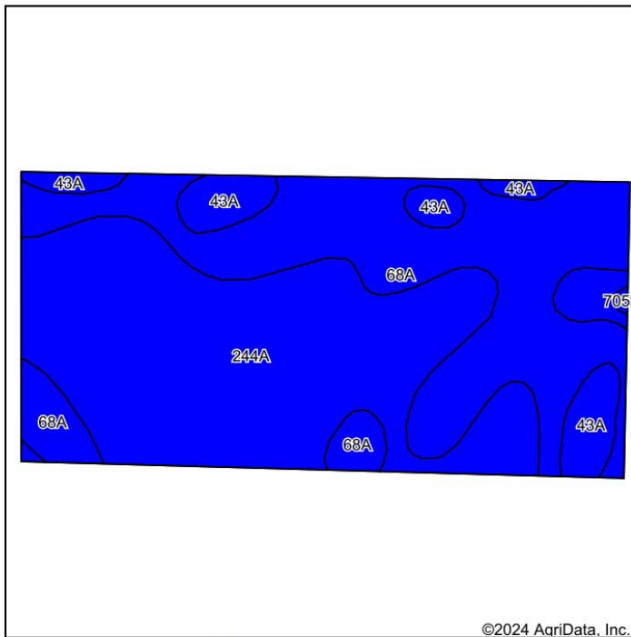
SOIL MAP: TRACT 2

80.55

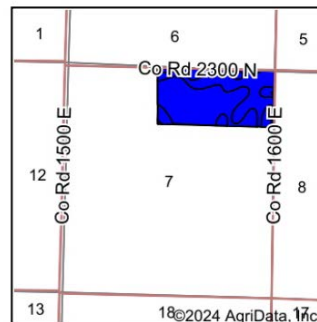
+/- TILLABLE ACRES • Stonington Township • Christian County, IL

138.5

TILLABLE SOIL PI RATING



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State: **Illinois**
County: **Christian**
Location: **7-14N-1W**
Township: **Stonington**
Acres: **80.55**
Date: **7/8/2024**

Area Symbol: IL021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	39.78	49.4%		FAV	**182	**59	**134
**68A	Sable silty clay loam, 0 to 2 percent slopes	32.62	40.5%		FAV	**192	**63	**143
43A	Ipava silt loam, 0 to 2 percent slopes	8.03	10.0%		FAV	191	62	142
**705B	Buckhart silt loam, 2 to 5 percent slopes	0.12	0.1%		FAV	**188	**60	**141
Weighted Average						187	60.9	138.5

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT



AERIAL VIEW: TRACT 3

80.55

+/- ACRES • Stonington Township • Christian County, IL



0ft 478ft 955ft



7-14N-1W
Christian County
Illinois



TRACT NOTE

Sharpsburg and neighboring area water easement on the east.

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Boundary Center: 39° 40' 44.33, -89° 14' 20.64



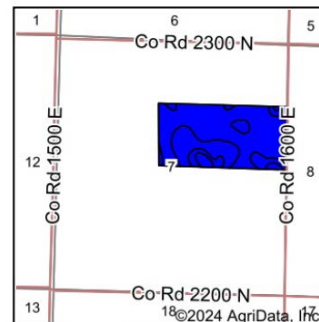
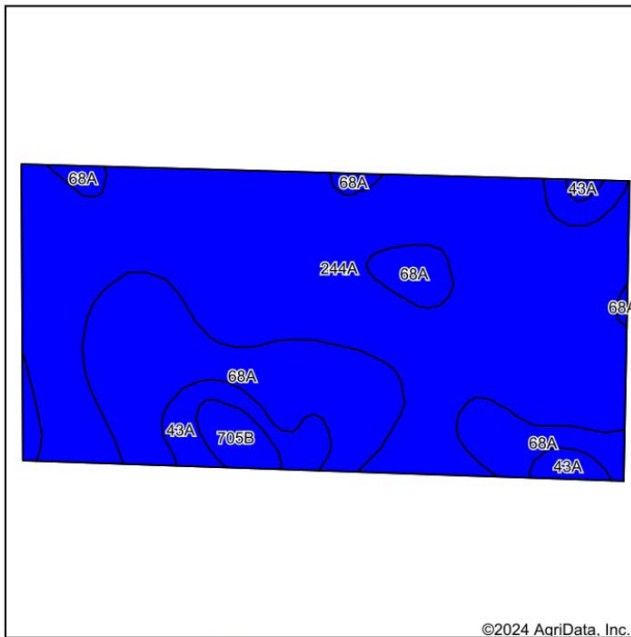
SOIL MAP: TRACT 3

80.55

+/- TILLABLE ACRES • Stonington Township • Christian County, IL

137.0

TILLABLE SOIL PI RATING



State: **Illinois**
County: **Christian**
Location: **7-14N-1W**
Township: **Stonington**
Acres: **80.55**
Date: **7/8/2024**

Area Symbol: IL021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	52.90	65.7%		FAV	**182	**59	**134
**68A	Sable silty clay loam, 0 to 2 percent slopes	21.83	27.1%		FAV	**192	**63	**143
43A	Ipava silt loam, 0 to 2 percent slopes	4.10	5.1%		FAV	191	62	142
**705B	Buckhart silt loam, 2 to 5 percent slopes	1.72	2.1%		FAV	**188	**60	**141
Weighted Average						185.3	60.3	137

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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



AERIAL VIEW: TRACT 4

159.38

+/- ACRES • Stonington Township • Christian County, IL



0ft 608ft 1217ft



7-14N-1W
Christian County
Illinois



TRACT NOTE

Sharpsburg and neighboring area water easement on the east.

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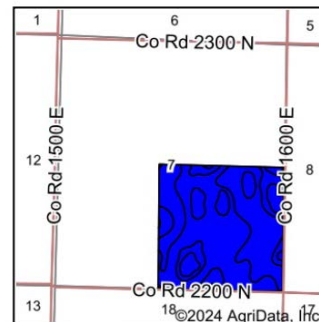
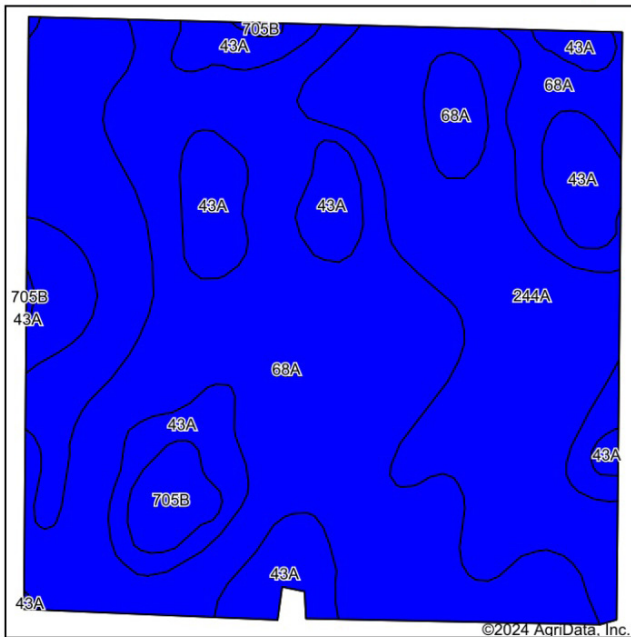
SOIL MAP: TRACT 4

159.38

+/- TILLABLE ACRES • Stonington Township • Christian County, IL

139.8

TILLABLE SOIL PI RATING



State: **Illinois**
County: **Christian**
Location: **7-14N-1W**
Township: **Stonington**
Acres: **159.38**
Date: **6/6/2024**

Area Symbol: IL021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**68A	Sable silty clay loam, 0 to 2 percent slopes	78.80	49.4%		FAV	**192	**63	**143
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	53.71	33.7%		FAV	**182	**59	**134
43A	Ipava silt loam, 0 to 2 percent slopes	23.27	14.6%		FAV	191	62	142
**705B	Buckhart silt loam, 2 to 5 percent slopes	3.60	2.3%		FAV	**188	**60	**141
Weighted Average						188.4	61.4	139.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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



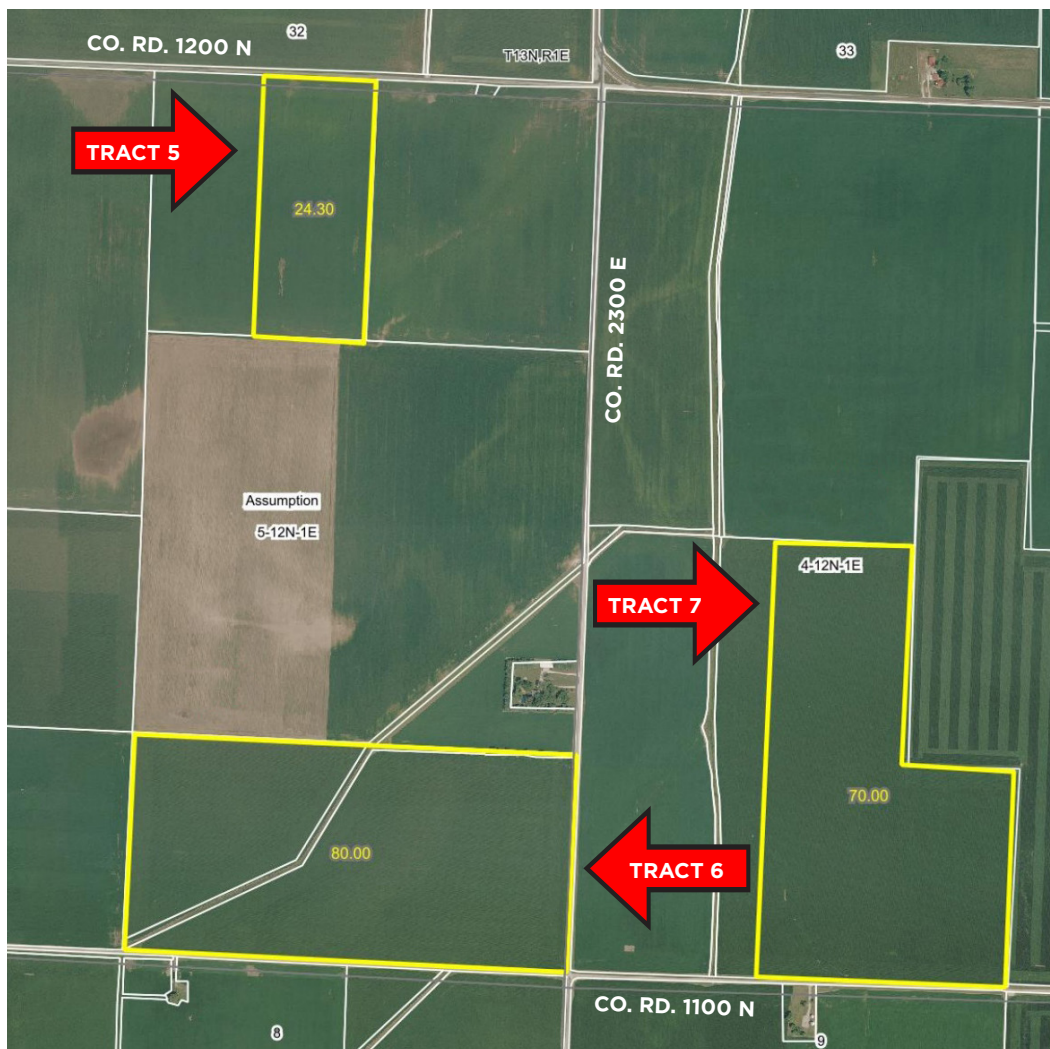
OFFERING B: TRACTS 5-7

174.30
+/- ACRES

170.07
+/- TILLABLE ACRES

135.1
AVG. TILLABLE SOIL PI RATING

Assumption Township • Christian County, IL



0ft 932ft 1864ft



5-12N-1E
Christian County
Illinois

OFFERING B

TRACT 5: 24.30 +/- ACRES
TRACT 6: 80.00 +/- ACRES
TRACT 7: 70.00 +/- ACRES

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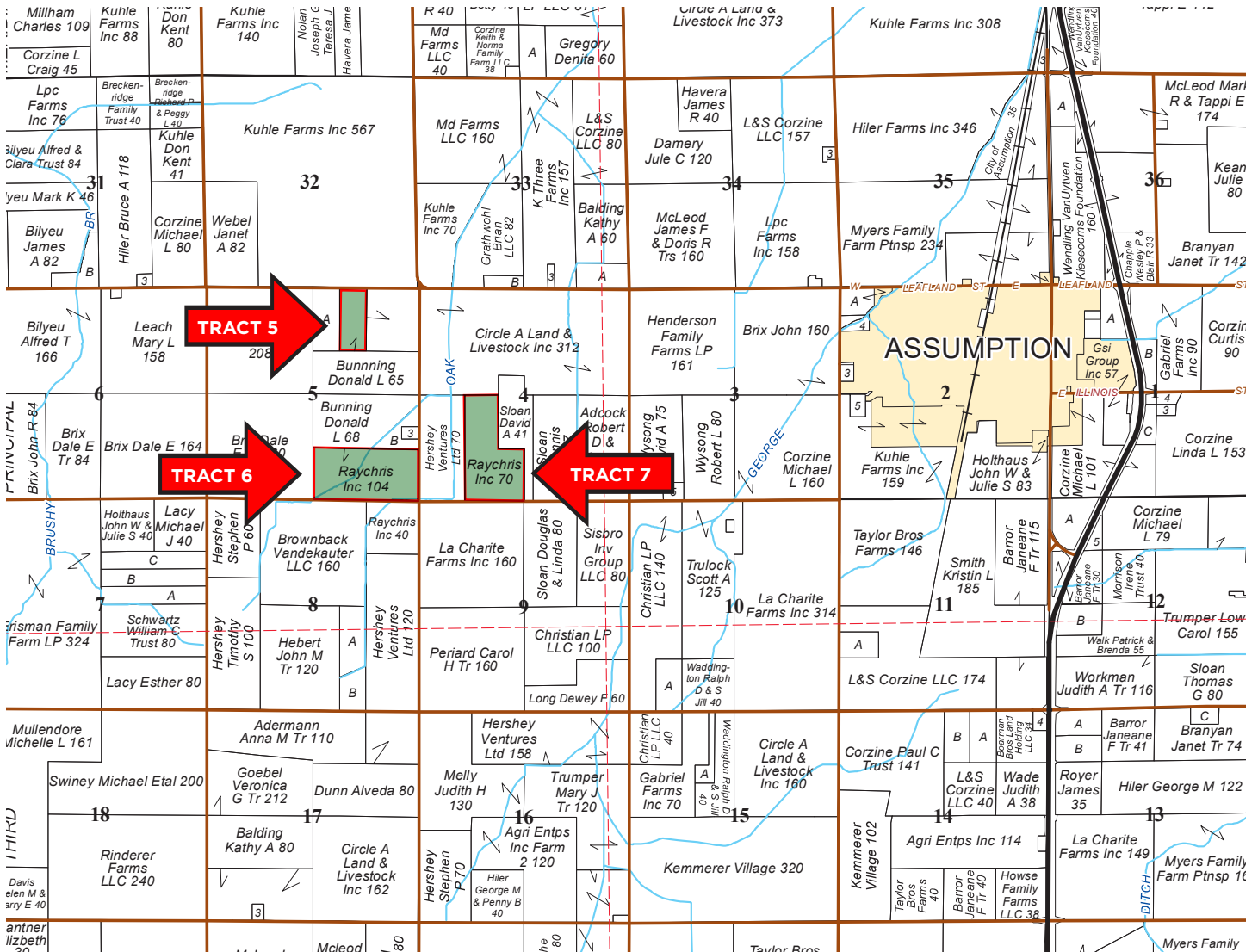
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Boundary Center: 39° 30' 58.31, -89° 5' 59.04

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



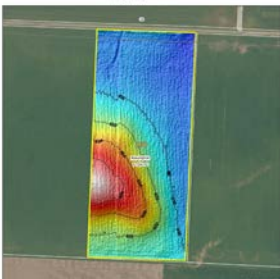
OFFERING B: TRACTS 5-7



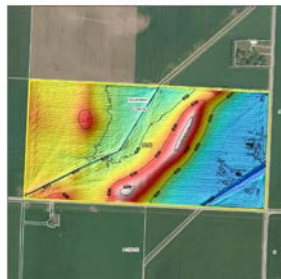
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TOPOGRAPHY

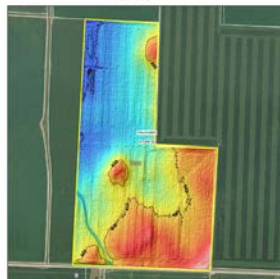
TRACT 5



TRACT 6



TRACT 7





FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT



AERIAL VIEW: TRACT 5

24.30

+/- ACRES • Assumption Township • Christian County, IL



0ft 296ft 593ft



5-12N-1E
Christian County
Illinois



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Boundary Center: 39° 31' 17.18, -89° 6' 19.7



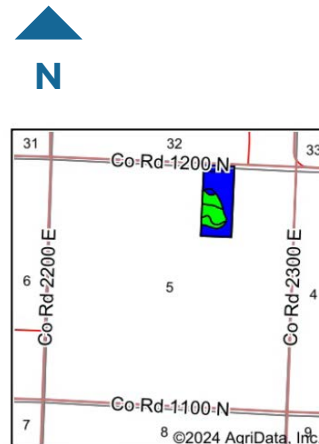
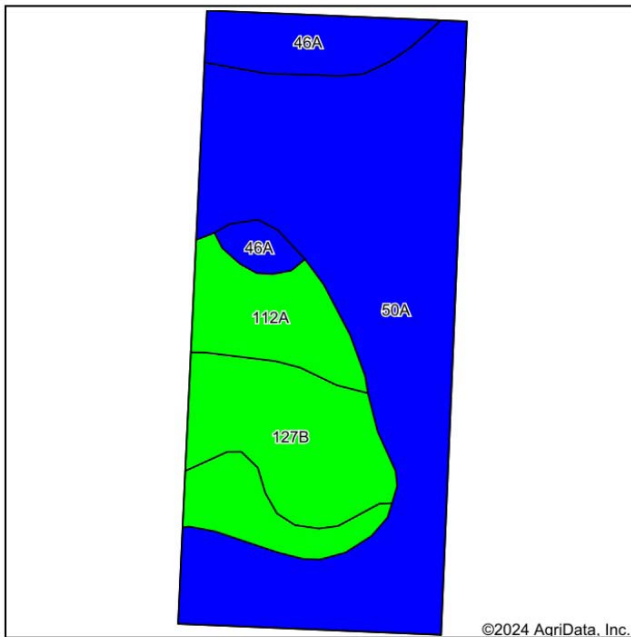
SOIL MAP: TRACT 5

24.30

+/- TILLABLE ACRES • Assumption Township • Christian County, IL

132.8

TILLABLE SOIL PI RATING



State: **Illinois**
County: **Christian**
Location: **5-12N-1E**
Township: **Assumption**
Acres: **24.3**
Date: **6/6/2024**

Area Symbol: IL021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**50A	Virden silty clay loam, 0 to 2 percent slopes	14.47	59.5%		FAV	**186	**60	**138
112A	Cowden silt loam, 0 to 2 percent slopes	3.83	15.8%		FAV	159	49	117
**127B	Harrison silt loam, 2 to 5 percent slopes	3.76	15.5%		FAV	**177	**54	**129
46A	Herrick silt loam, 0 to 2 percent slopes	2.24	9.2%		FAV	181	58	133
Weighted Average						179.9	57.2	132.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT



AERIAL VIEW: TRACT 6

80.00

+/- ACRES • Assumption Township • Christian County, IL



0ft 455ft 910ft



5-12N-1E
Christian County
Illinois



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Boundary Center: 39° 30' 38.72, -89° 6' 15.92



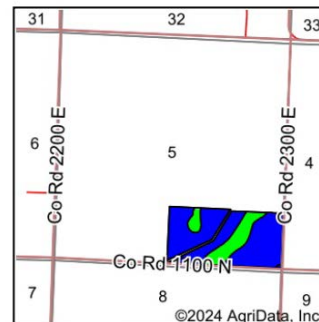
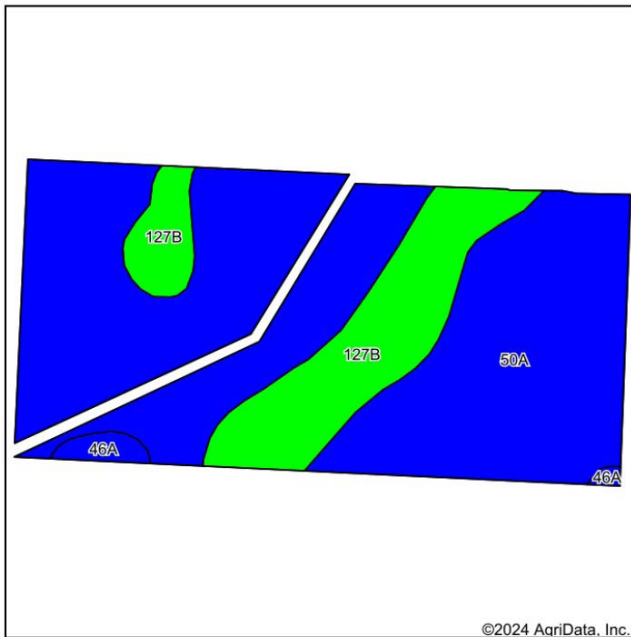
SOIL MAP: TRACT 6

77.77

+/- TILLABLE ACRES • Assumption Township • Christian County, IL

136.1

TILLABLE SOIL PI RATING



State: **Illinois**
County: **Christian**
Location: **5-12N-1E**
Township: **Assumption**
Acres: **77.77**
Date: **6/6/2024**

Area Symbol: IL021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**50A	Virden silty clay loam, 0 to 2 percent slopes	60.38	77.6%		FAV	**186	**60	**138
**127B	Harrison silt loam, 2 to 5 percent slopes	16.16	20.8%		FAV	**177	**54	**129
46A	Herrick silt loam, 0 to 2 percent slopes	1.23	1.6%		FAV	181	58	133
Weighted Average						184.1	58.7	136.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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



AERIAL VIEW: TRACT 7

70.00

+/- ACRES • Assumption Township • Christian County, IL



0ft 460ft 921ft



4-12N-1E
Christian County
Illinois



TRACT NOTE

Pattern tile system was installed on this tract in 2011.

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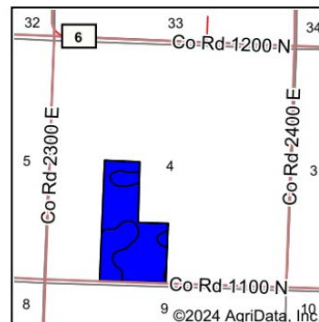
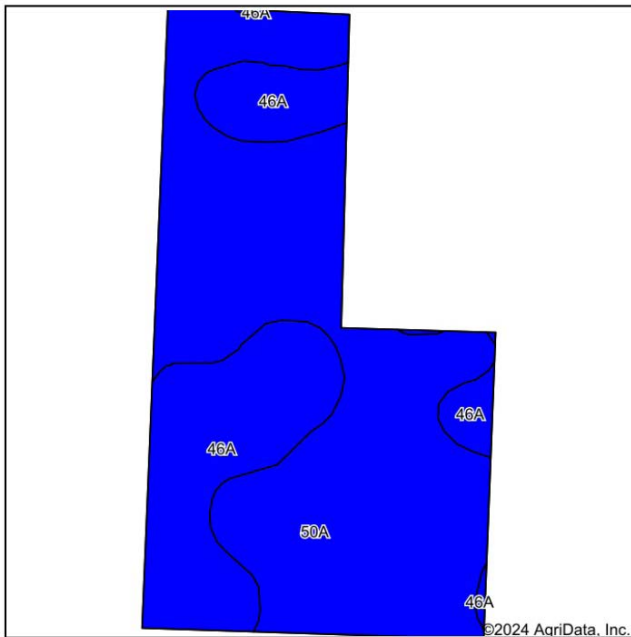
SOIL MAP: TRACT 7

68.00

+/- TILLABLE ACRES • Assumption Township • Christian County, IL

136.5

TILLABLE SOIL PI RATING



State: **Illinois**
County: **Christian**
Location: **4-12N-1E**
Township: **Assumption**
Acres: **68**
Date: **6/6/2024**

Area Symbol: IL021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**50A	Virden silty clay loam, 0 to 2 percent slopes	47.03	69.2%		FAV	**186	**60	**138
46A	Herrick silt loam, 0 to 2 percent slopes	20.97	30.8%		FAV	181	58	133
Weighted Average						184.5	59.4	136.5

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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



OFFERING C: TRACTS 8-12

378.11

+/- ACRES

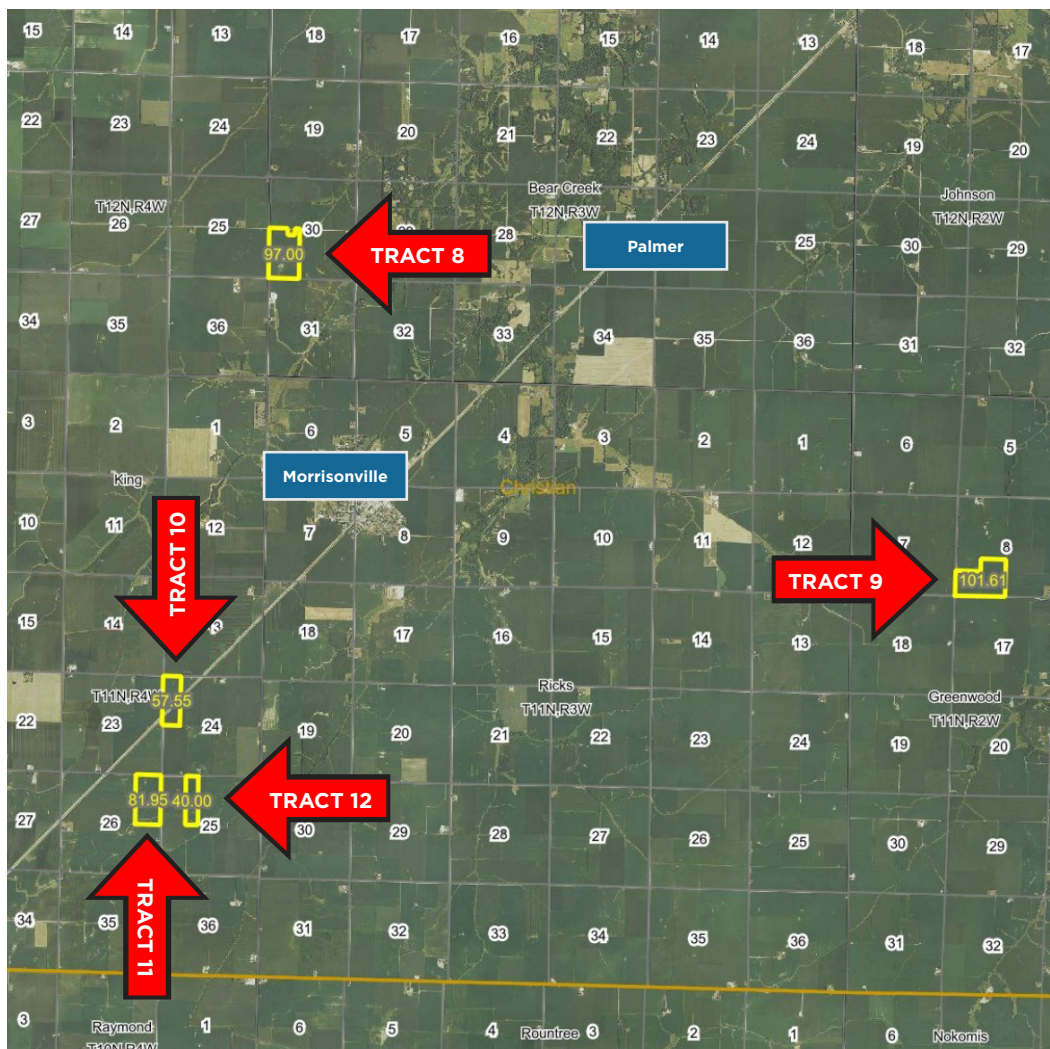
364.69

+/- TILLABLE ACRES

132.6

AVG. TILLABLE SOIL PI RATING

Bear Creek, Greenwood and King Townships • Christian County, IL



0ft 8242ft 16484ft



10-11N-3W
Christian County
Illinois

OFFERING C

TRACT 8: 97.00 +/- ACRES
TRACT 9: 101.61 +/- ACRES
TRACT 10: 57.55 +/- ACRES
TRACT 11: 81.95 +/- ACRES
TRACT 12: 40.00 +/- ACRES

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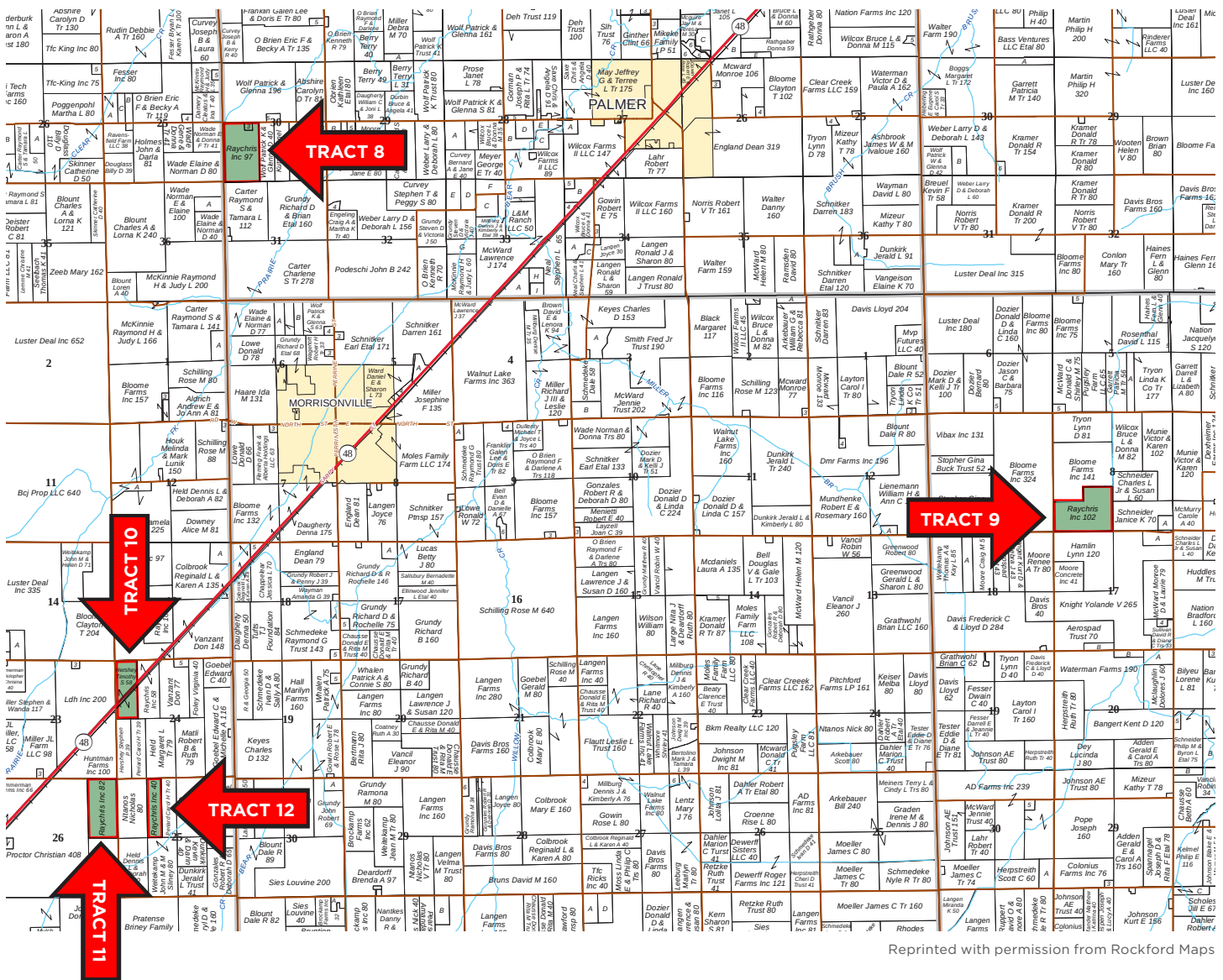
Maps Provided By:
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Boundary Center: 39° 24' 52.56, -89° 25' 0.17

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



OFFERING C: TRACTS 8-12



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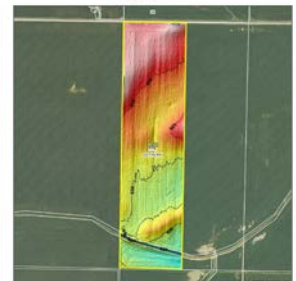
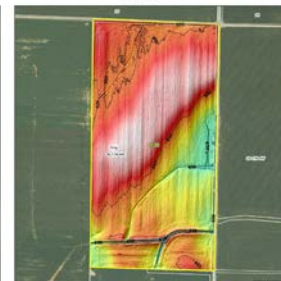
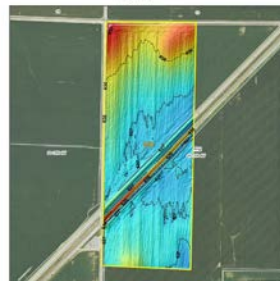
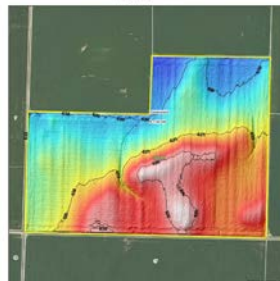
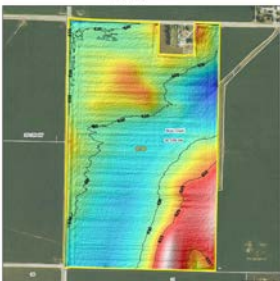
TRACT 8

TRACT 9

TRACT 10

TRACT 11

TRACT 12





AERIAL VIEW: TRACT 8

97.00

+/- ACRES • Bear Creek Township • Christian County, IL



0ft 422ft 844ft



30-12N-3W
Christian County
Illinois



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Boundary Center: 39° 27' 17.62, -89° 28' 22.58



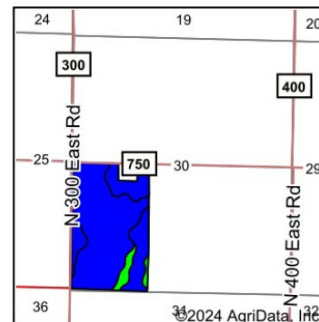
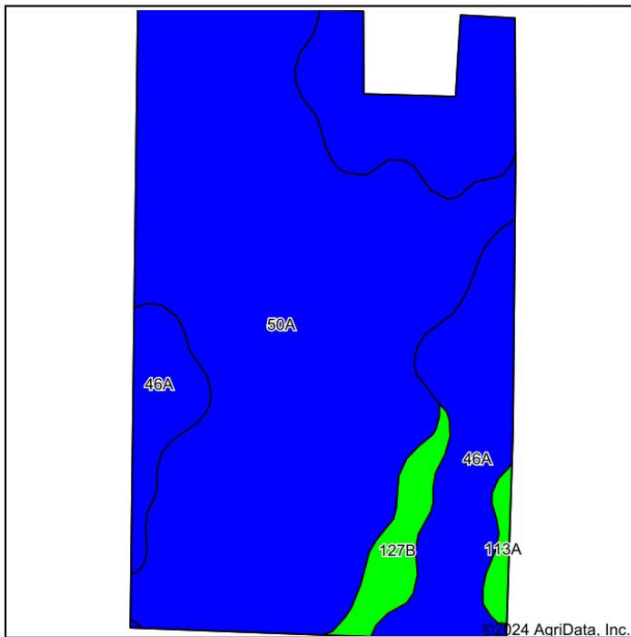
SOIL MAP: TRACT 8

94.89

+/- TILLABLE ACRES • Bear Creek Township • Christian County, IL

136.0

TILLABLE SOIL PI RATING



State: **Illinois**
County: **Christian**
Location: **30-12N-3W**
Township: **Bear Creek**
Acres: **94.89**
Date: **6/6/2024**

Area Symbol: IL021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**50A	Virden silty clay loam, 0 to 2 percent slopes	63.18	66.7%		FAV	**186	**60	**138
46A	Herrick silt loam, 0 to 2 percent slopes	27.09	28.5%		FAV	181	58	133
**127B	Harrison silt loam, 2 to 5 percent slopes	3.53	3.7%		FAV	**177	**54	**129
113A	Ocoee silt loam, 0 to 2 percent slopes	1.09	1.1%		FAV	164	50	119
Weighted Average						184	59.1	136

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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



AERIAL VIEW: TRACT 9

101.61

+/- ACRES • Greenwood Township • Christian County, IL



0ft 628ft 1256ft



8-11N-2W
Christian County
Illinois



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Boundary Center: 39° 24' 36.42, -89° 20' 24.09



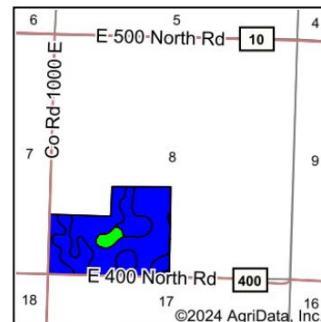
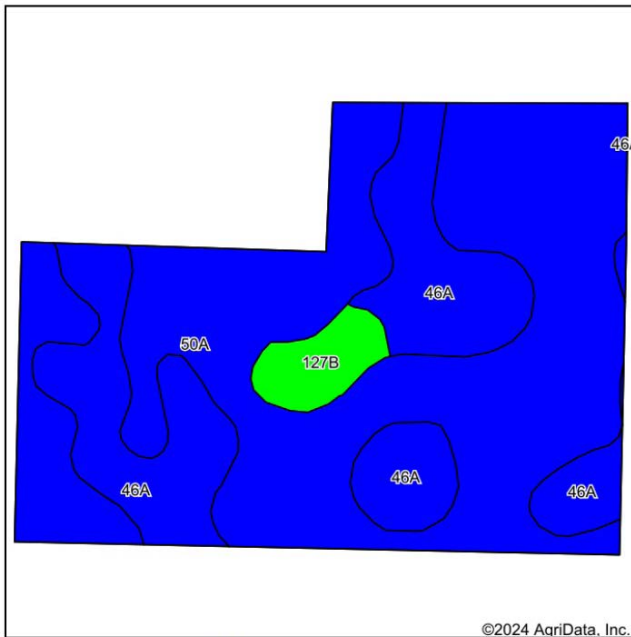
SOIL MAP: TRACT 9

100.57

+/- TILLABLE ACRES • Greenwood Township • Christian County, IL

136.1

TILLABLE SOIL PI RATING



State: **Illinois**
County: **Christian**
Location: **8-11N-2W**
Township: **Greenwood**
Acres: **100.57**
Date: **6/6/2024**

Area Symbol: IL021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**50A	Virden silty clay loam, 0 to 2 percent slopes	66.43	66.1%		FAV	**186	**60	**138
46A	Herrick silt loam, 0 to 2 percent slopes	30.19	30.0%		FAV	181	58	133
**127B	Harrison silt loam, 2 to 5 percent slopes	3.95	3.9%		FAV	**177	**54	**129
Weighted Average						184.1	59.2	136.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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



AERIAL VIEW: TRACT 10

57.55

+/- ACRES • King Township • Christian County, IL



0ft 509ft 1018ft



24-11N-4W
Christian County
Illinois



TRACT NOTE

Tract is part of the Grainbelt Express footprint. The landowner has been contacted about the easement.

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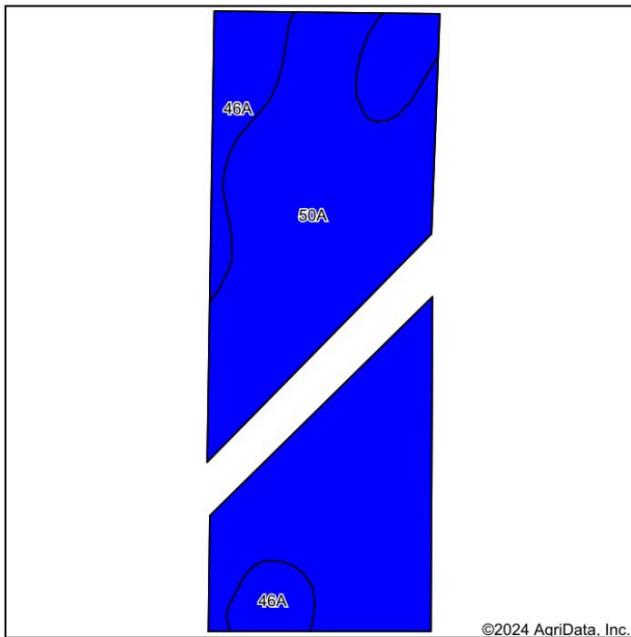
SOIL MAP: TRACT 10

51.00

+/- TILLABLE ACRES • King Township • Christian County, IL

137.1

TILLABLE SOIL PI RATING



State: **Illinois**
County: **Christian**
Location: **24-11N-4W**
Township: **King**
Acres: **51**
Date: **7/8/2024**

Area Symbol: IL021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**50A	Virden silty clay loam, 0 to 2 percent slopes	41.96	82.3%		FAV	**186	**60	**138
46A	Herrick silt loam, 0 to 2 percent slopes	9.04	17.7%		FAV	181	58	133
Weighted Average						185.1	59.6	137.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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



FIELD LEVEL
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FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT



AERIAL VIEW: TRACT 11

81.95

+/- ACRES • King Township • Christian County, IL



0ft 481ft 962ft



26-11N-4W
Christian County
Illinois



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Boundary Center: 39° 22' 27.6, -89° 29' 44.71

30

RAYCHRIS, INC. FARMS • Christian County, IL

fieldlevelag.com



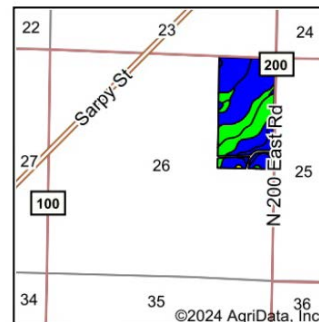
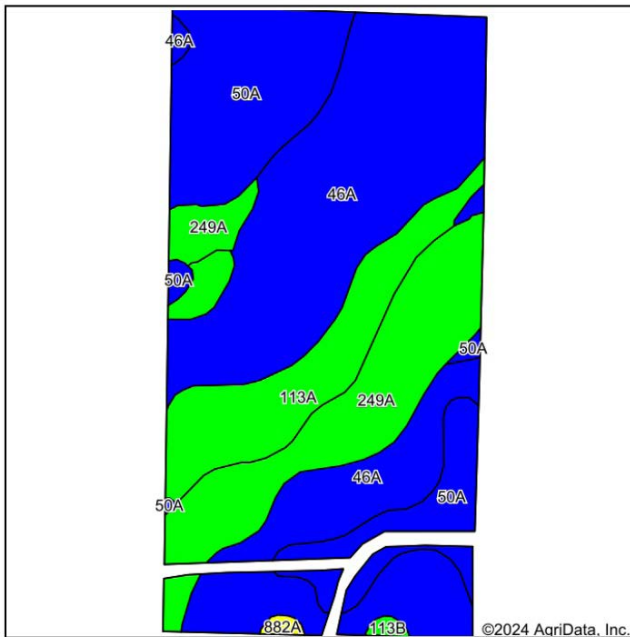
SOIL MAP: TRACT 11

77.05

+/- TILLABLE ACRES • King Township • Christian County, IL

130.9

TILLABLE SOIL PI RATING



State: **Illinois**
County: **Christian**
Location: **26-11N-4W**
Township: **King**
Acres: **77.05**
Date: **6/6/2024**

Area Symbol: IL021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
46A	Herrick silt loam, 0 to 2 percent slopes	35.96	46.7%		FAV	181	58	133
**50A	Virden silty clay loam, 0 to 2 percent slopes	16.21	21.0%		FAV	**186	**60	**138
**249A	Edinburg silty clay loam, 0 to 2 percent slopes	14.04	18.2%		FAV	**172	**55	**127
113A	Oconee silt loam, 0 to 2 percent slopes	10.31	13.4%		FAV	164	50	119
882A	Oconee-Darmstadt-Coulterville silt loams, 0 to 2 percent slopes	0.27	0.4%		FAV	145	47	107
**113B	Oconee silt loam, 2 to 5 percent slopes	0.26	0.3%		FAV	**162	**50	**118
Weighted Average						177.9	56.7	130.9

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

Maps Provided By:





FIELD LEVEL
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FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT



AERIAL VIEW: TRACT 12

40.00

+/- ACRES • King Township • Christian County, IL



0ft 453ft 906ft



25-11N-4W
Christian County
Illinois



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Boundary Center: 39° 22' 27.66, -89° 29' 15.11



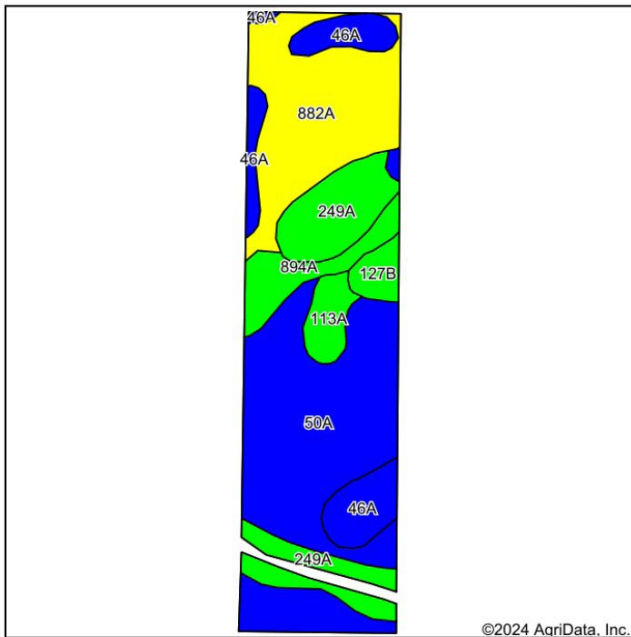
SOIL MAP: TRACT 12

38.58

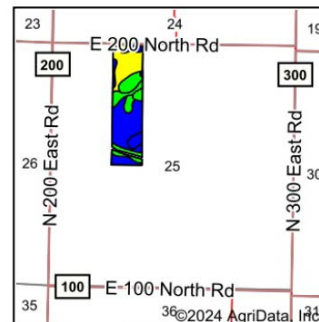
+/- TILLABLE ACRES • King Township • Christian County, IL

126.6

TILLABLE SOIL PI RATING



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State: **Illinois**
County: **Christian**
Location: **25-11N-4W**
Township: **King**
Acres: **38.58**
Date: **6/6/2024**

Area Symbol: IL021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**50A	Virden silty clay loam, 0 to 2 percent slopes	15.26	39.4%		FAV	**186	**60	**138
882A	Oconee-Darmstadt-Coulterville silt loams, 0 to 2 percent slopes	8.90	23.1%		FAV	145	47	107
**249A	Edinburg silty clay loam, 0 to 2 percent slopes	5.66	14.7%		FAV	**172	**55	**127
46A	Herrick silt loam, 0 to 2 percent slopes	4.11	10.7%		FAV	181	58	133
894A	Herrick-Biddle-Piase silt loams, 0 to 2 percent slopes	2.28	5.9%		FAV	158	52	118
113A	Oconee silt loam, 0 to 2 percent slopes	1.38	3.6%		FAV	164	50	119
**127B	Harrison silt loam, 2 to 5 percent slopes	0.99	2.6%		FAV	**177	**54	**129
Weighted Average						171.3	55.1	126.6

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

Maps Provided By:





OFFERING A: TRACTS 1-4

420.48

+/- ACRES

419.86

+/- TILLABLE ACRES

139.4

AVG. TILLABLE SOIL PI RATING

Buckhart and Stonington Townships • Christian County, IL





OFFERING B: TRACTS 5-7

174.30

+/- ACRES

170.07

+/- TILLABLE ACRES

135.1

AVG. TILLABLE SOIL PI RATING

Assumption Township • Christian County, IL





OFFERING C: TRACTS 8-12

378.11

+/- ACRES

364.69

+/- TILLABLE ACRES

132.6

AVG. TILLABLE SOIL PI RATING

Bear Creek, Greenwood and King Townships • Christian County, IL





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THANK YOU FOR YOUR INTEREST IN THIS EXCEPTIONAL OFFERING



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FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

**ONLINE BIDDING
IS AVAILABLE!**

Go to our website for details.

**PRIVATE SALE
FARMLAND AVAILABLE**

150.75 +/- ACRES

(Johnson TWP, Sec. 15 – Subject to Survey)

108.00 +/- ACRES

(King TWP, Sec. 13 – Subject to Survey)

Raychris, Inc. – Farmland Auction 972.89 +/- Acres, in 12 Total Tracts

Field Level Agriculture, Inc. is pleased to bring the Raychris, Inc. farmland, in Christian County, IL, to market. These properties are located in three distinct markets within the county. This sale is designed as a three-part auction.

Offering A (Tracts 1-4) will be available first. After all Offering A tracts have been selected, Offering B (Tracts 5-7) will be open for bid. Offering C will conclude the event (Tracts 8-12).

**Live and in-person Auction starts at
1:00pm, Sept. 5 at the Pillars Event Center
in Taylorville, IL.**

Rarely do you have the opportunity to add prime acreage to your landholding – let alone a public offering with tracts of all sizes. **From top to bottom, these tracts feature some of the most productive land in Illinois and have been cared for diligently for decades.**

Thank you for your interest in these outstanding farmland offerings.

Logan A. Frye, AFM
AUCTION MANAGER/BROKER
FIELD LEVEL AGRICULTURE, INC.

Logan.Frye@fieldlevelag.com
(217) 619-6473



RAYCHRIS, INC.

SINCE 1972

RAYCHRIS, INC. FARMS

FARMLAND AUCTION
CHRISTIAN COUNTY, IL



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

Times are changing rapidly in the agriculture industry.

Field Level Agriculture, Inc., provides peace of mind through extensive experience and professionalism. We provide professional farmland appraisals, brokerage, auction and management services to landowners looking for the information necessary to make the best financial decisions for themselves and their families.

fieldlevelag.com

425 Sunset Court
Mt. Zion, IL 62549

2341 W. White Oaks Dr., Suite A
Springfield, IL 62704

206 S. Second Street
Greenville, IL 62246

1715 W. Morton Ave., Ste 1
Jacksonville, IL 62650

1624 Carlyle Avenue, #375
Belleville, IL 62221

(217) 498-9660

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