



Farmland Auction

TIMED ONLINE ONLY - Visit Website for Bidding Instructions



Soft Close: Thursday October 10, 2024 at 10:00 AM

**82.29 Surveyed Acres—Crooked Creek Township
Cumberland County, Illinois**



Bruce M. Huber, *Managing Broker*

217.521.3537

Bruce.Huber@FirstIllinoisAgGroup.com

225 N. Water St., Decatur, IL 62523

**FIRST ILLINOIS
AG GROUP**



FIRSTILLINOISAGGROUP.COM

Cumberland County Farmland Auction

General Description

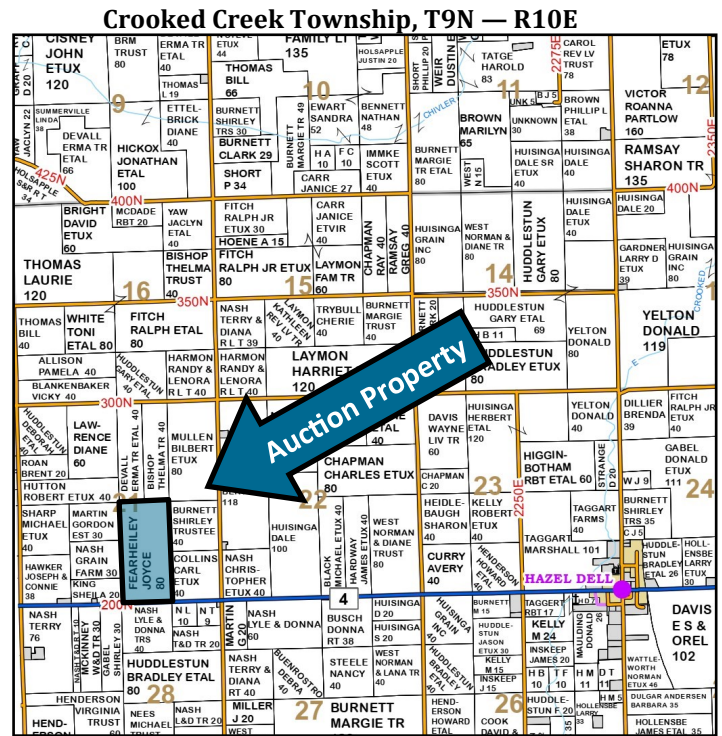
Soft Close @ 10:00am on October 10, 2024

We are pleased to offer **82.29 Surveyed Acres** of quality 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 **98.0% tillable tract (80.61 acres)** of Cumberland County farmland.

The property will be offered in one parcel. The soil types on property are predominately Wynoose, Wynoose-Huey, Cisne and Racoon soils with an overall tillable **soil productivity index of 98.8**. This property represents 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.

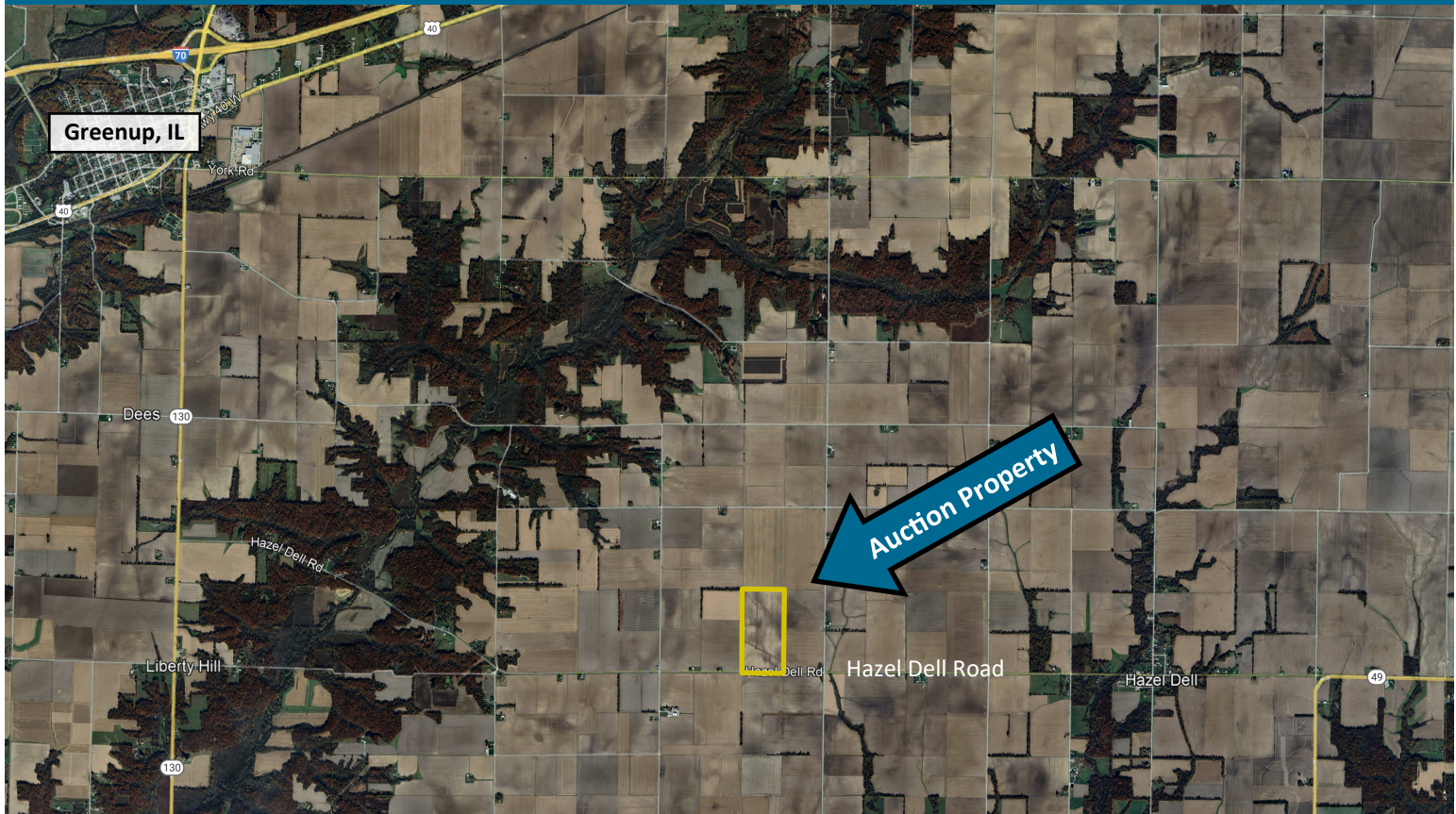
Please contact **Bruce Huber at 217-521-3537** or **Megan Fredrickson at 217-809-4949** for more information.

Plat Map —Cumberland County, IL



Reproduced with permission from Rockford Maps.

AERIAL LOCATION MAP OF SALE PROPERTY



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

Farmland Auction

FSA DATA

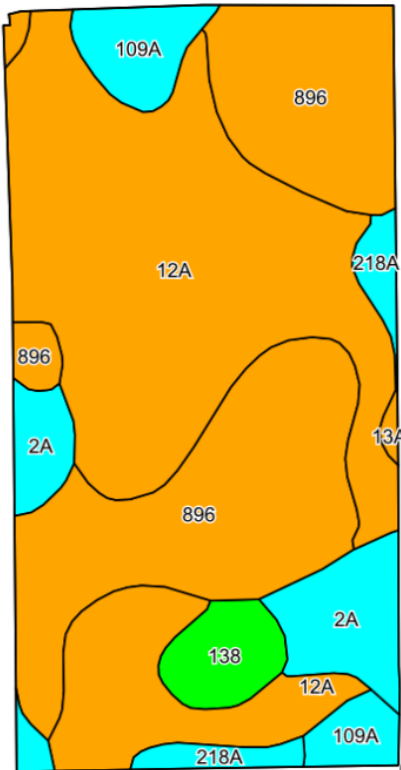
Farm Number	4184	Total Acres	81.78	Corn Base	60.01	PLC YLD	118
Tract Number	3033	Tillable Acres	80.61	Bean Base	19.99	PLC YLD	37

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.	%
12A	Wynoose Silt Loam, 0-2% slopes		128	42	97	47.0%
896	Wynoose-Huey Complex 0-2% slopes		129	43	93	33.2%
2A	Cisne Silt Loam, 0-2% slopes		149	46	109	7.3%
109A	Racoon Silt Loam, 0-2% slopes		144	46	106	5.4%
138	Shiloh Silty Clay Loam		175	57	130	3.6%
218A	Newberry Silt Loam, 0-2% slopes		155	48	114	3.2%
13A	Bluford Silt Loam, 0-2% slopes		136	44	101	0.3%
Weighted Average			130.0	43.6	98.8	

SOILS MAP AND AERIAL MAP



REAL ESTATE TAX DATA

Parcel No.	Acres	2023 Assessment	2023 Taxes Payable 2024	Per Acre
14-21-400-001	80.00	\$ 23,784	\$ 1,546.66	\$ 19.33

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 Surveyed acres of 82.29 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 November 13, 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 retain all of the 2024 rental income. Possession will be granted at closing of this transaction subject to the existing farm lease with Mr. Walter Kincaid. The lease is open for 2025. Mr. Kincaid has done an excellent job farming the property and would appreciate the opportunity to discuss leasing options with the new owner.

Real Estate Taxes

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

Attorney For Seller

Douglas Lake
Lake Law Firm
505 East William Street
Decatur, IL 62523

Agency Disclosure

First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.



FIRST ILLINOIS AG GROUP

225 N. Water St.
Decatur, IL 62523



Farmland Auction - Online Only Cumberland County, Illinois

➤ BIDDING CLOSES: 10:00 AM OCTOBER 10TH, 2024



ENHANCING FARMLAND OWNERSHIP.

- MANAGEMENT
- REAL ESTATE SALES
- AUCTIONS
- APPRAISALS



*Bruce
Huber*
217.521.3537



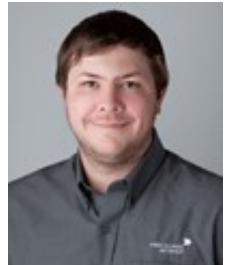
*Megan
Fredrickson*
217.809.4949



*Matthew
Myers*
217.872.6290



*Dale
Kellermann*
618.622.9490



*Mark
Nappier*
618.622.9465

DECATUR OFFICE:

225 N. Water Street
Decatur, IL 62525

FIRSTILLINOISAGGROUP.COM

O'FALLON OFFICE:

138 Eagle Dr., Suite B
O'Fallon, IL 62269