

LAND AUCTION



104.8 AC± | 2 TRACTS | CHAMPAIGN CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/12/24 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: FARM CREDIT

1100 FARM CREDIT DRIVE, MAHOMET, IL 61853

There are two separate tracts being offered at auction. The first tract is located in Somer Twp. Sec 17 & 20 T20N R9E. It is located in the southeast quadrant of E Leverett Rd and the railroad tracts. It is also bordered by County Road 1350E along its west side. The average PI of tract 1 is 139.5 and the two main soil types are Drummer silty clay and Blackberry silt loam. Tract 2 is located in Scott Twp. Sec 17 T19N R7E. It is located northwest of Seymore and has road access off IL-10 and Main St. The average PI is 144 and 100% Drummer silty clay.



HERSHBARGER FARMS

TRACT 1 DESCRIPTION:

Tract 1 is located in Somer Twp. Sec 17 & 20 T20N R9E. It is located in the southeast quadrant of E Leverett Rd and the railroad tracts. It is also bordered by County Road 1350E along its west side. The average PI of tract 1 is 139.5 and the two main soil types are Drummer silty clay and Blackberry silt loam.

Deeded acres: 94.50±
FSA Farmland Acres: 90.8± acres
Soil Types: Drummer Silty clay loam, Blackberry silt loam
Soil PI/NCCPI/CSR2: 139.5 PI
CRP Acres/payment: No CRP
Taxes: \$4,960.54
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: 94.5± acres pt SE ¼ S17 and Pt NE ¼ and pt NW ¼ S20 T20N R9E Champaign Co, IL
PIDs: 25-15-20-200-001, 25-15-17-400-010
Lat/Lon: 40.18444 , -88.2066
Zip Code: 61822



TRACT 2 DESCRIPTION:

Tract 2 is located in Scott Twp. Sec 17 T19N R7E. It is located northwest of Seymore and has road access of IL-10 and Main St. The average PI is 144 and 100% Drummer silty clay.

Deeded acres: 9.58±
FSA Farmland Acres: 9.58±
Soil Types: Drummer silty clay loam
Soil PI/NCCPI/CSR2: 144 PI
CRP Acres/payment: No CRP
Taxes: \$1045.56
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: 9.58± acres PT NE ¼ S17 T19N R7E Champaign Co, IL
PIDs: 23-19-17-227-004
Lat/Lon: 40.10907 -88.42853
Zip Code: 61875

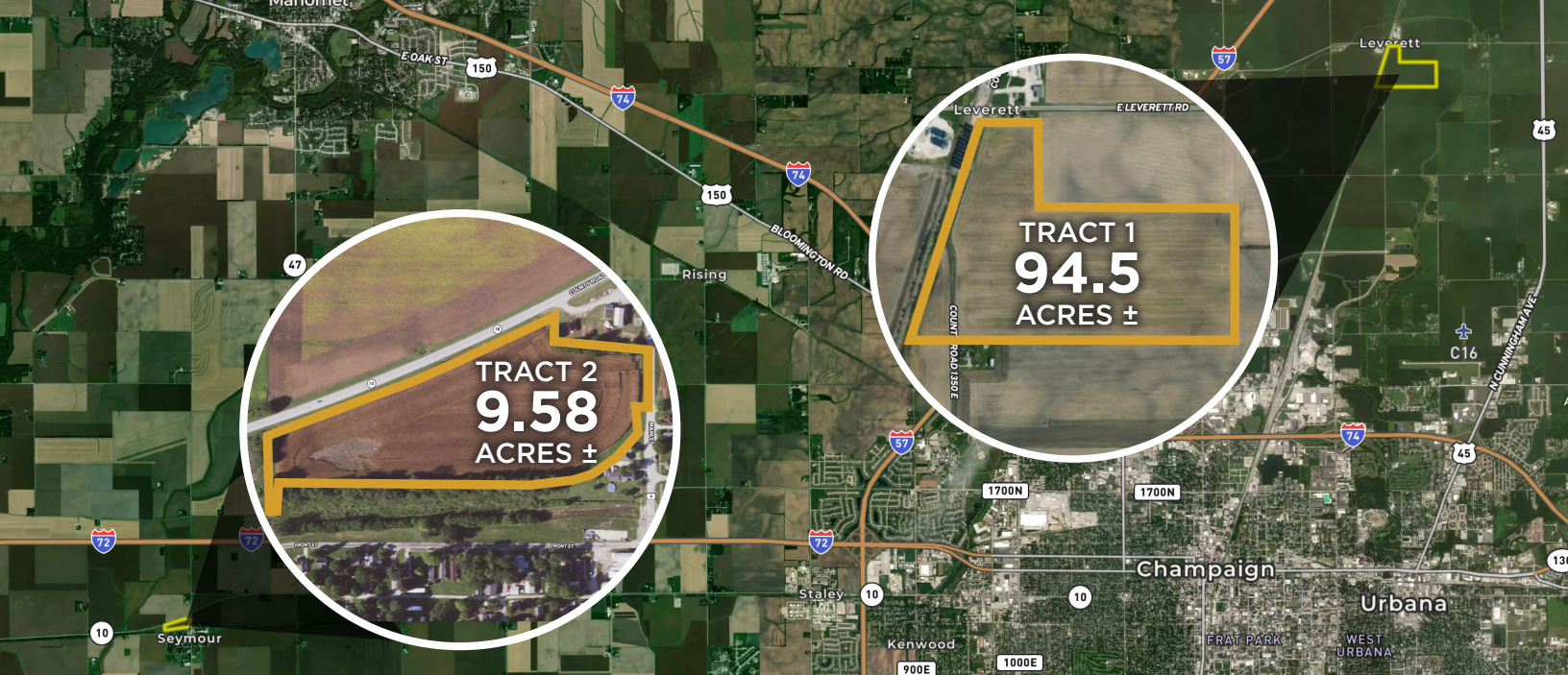


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
ADAM CRUMRIN, AGENT: 217.276.2334 | adam.crumrin@whitetailproperties.com

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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