



Farmland Auction * 287.9 Acres

January 28th- 10 A.M.

Estate of Charles Marvin Burton

DeWitt County, Illinois

**Hunting Land
Building Site
Recreational Land
Class A Farmland**

In Person & Online Bidding

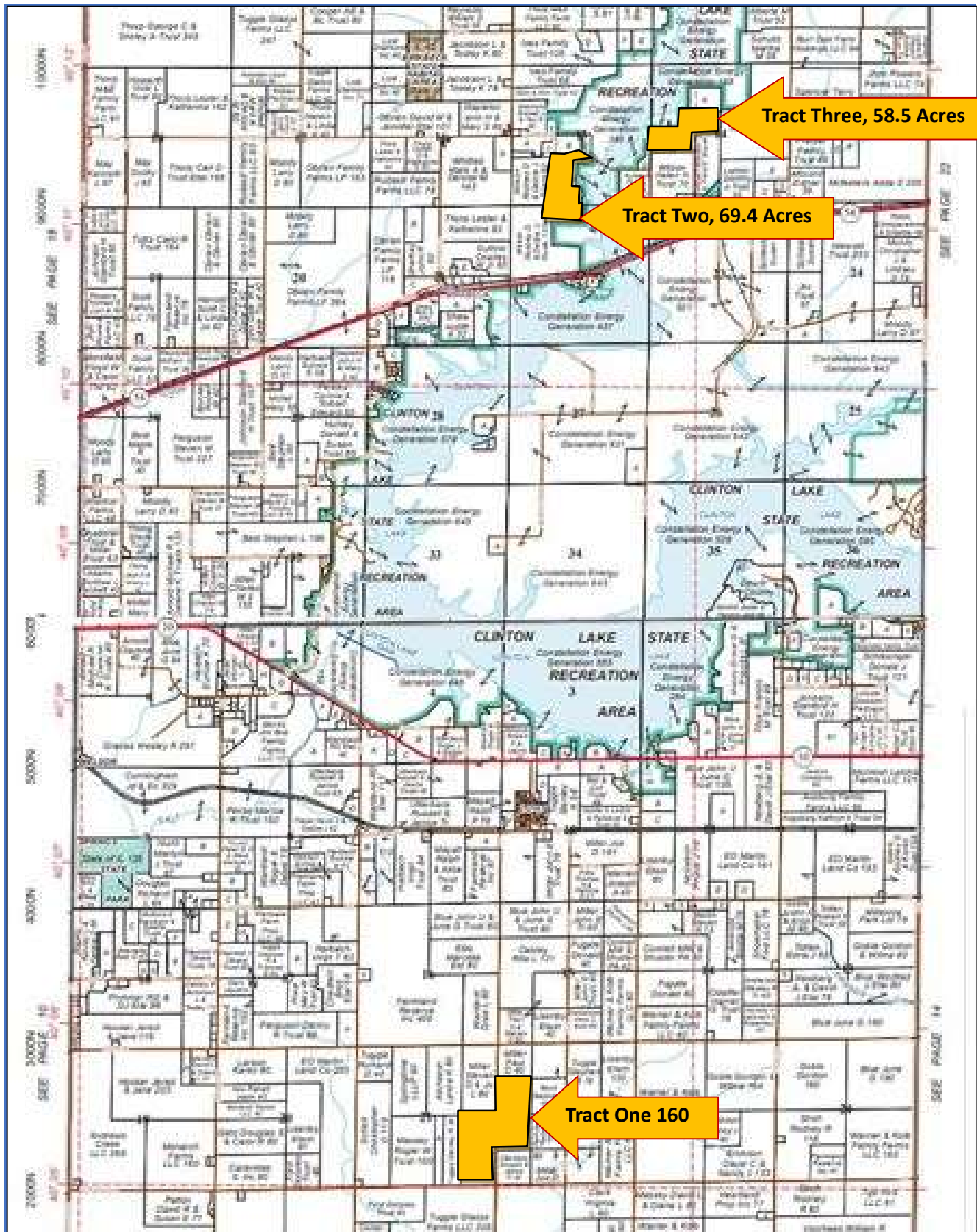
Conducted at:

Martin Auction Center, 9515 Texas Church Rd., Clinton, IL 61727

www.martinauction.com

**217-935-3245
Taylor & Lynch, LLC**

Subject Farm Descriptions:



Located in sections 14, 15 and 22 of Harp Township and Sections 21 & 22 of Creek Township, DeWitt County, Illinois.

Tax I.D.	Acres	2023 Tax	2023 Tax/ Acre
08-14-100-004	58.5	\$ 1,465.32	\$ 25.05
08-15-300-006	47.1	\$ 916.00	\$ 19.45
08-22-100-004	22.3	\$ 352.70	\$ 15.82
13-22-300-004	160	\$ 6,573.04	\$ 41.08
Total Acres	287.9		

Yield history

Tract 1	2024	2023	2022	2021	2020	5 yr. Average
Corn	275.45	250.3	265.94	230.71	204.3	245.34
Soybeans	88.03	83.58	80.12	76.61	79.04	81.476

Tract 2	2023	2022	2021	2020	2019	2018	2017	2016	2015	Average Yield
Corn	0	186	0	172	0	216	0	193	0	191.75
Soybeans	68	0	70	0	61	0	58	0	55	62.4

Tract 3	2023	2022	2021	2020	2019	2018	2017	2016	2015	Average Yield
Corn	222	0	175	0	206	0	200	0	210	202.6
Soybeans	0	71	0	58	0	75	0	57	0	65.25

Provided by the Tenants

Tract One: This is an un-improved tract comprised of 160.00 acres of tillable farmland. Topography is presented as a mostly level farm with no waterways and no open ditches. The farm is dissected by Central Rd. The Western portion of the property is bordered to the south by Jefferson Rd.

- A soil map is attached and reflects a weighted soil productivity index of 137.9 for the 160 acres.
- The current zoning for this property is A- Agriculture.

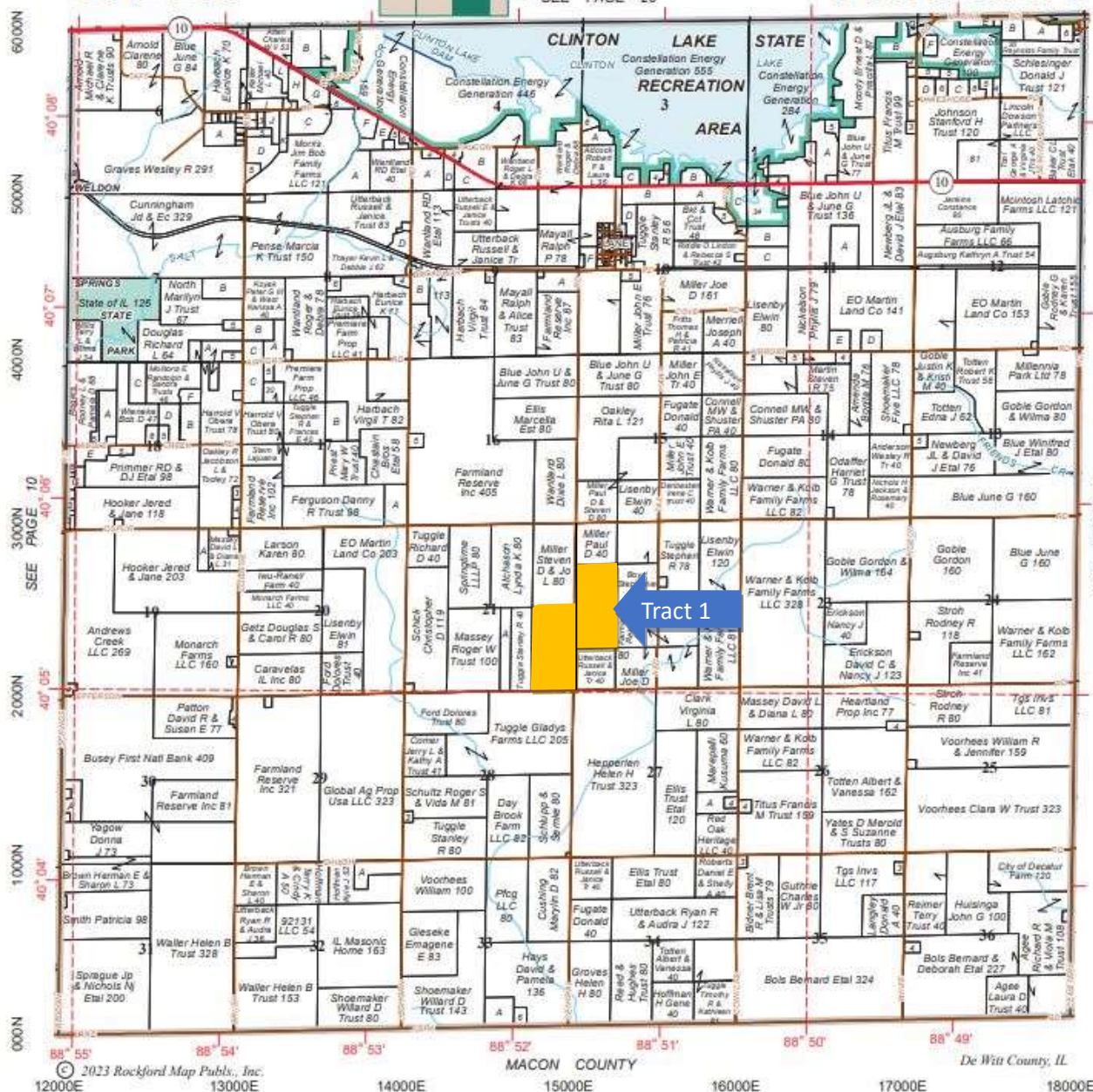


CREEK

SEE PAGE 20

T.19N.-R.3E.

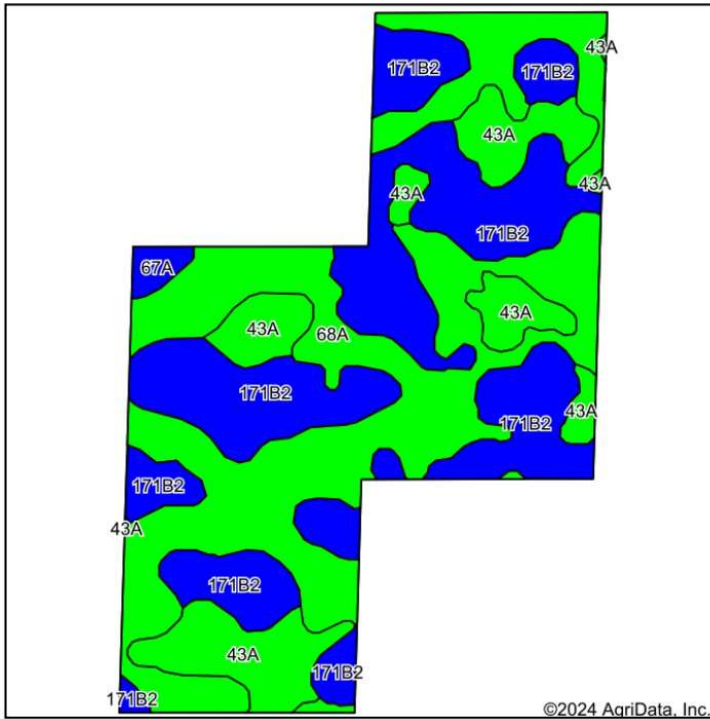
Refer to page 41 for keyed parcels



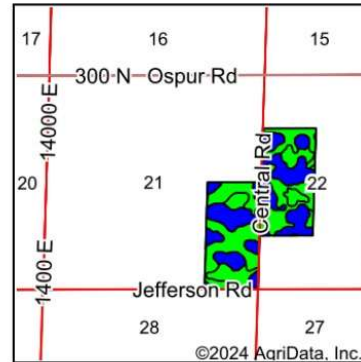
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **De Witt**
 Location: **21-19N-3E**
 Township: **Creek**
 Acres: **162.46**
 Date: **12/5/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL039, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**68A	Sable silty clay loam, 0 to 2 percent slopes	69.64	42.9%		FAV	**192	**63	**74	**99	0	**5.80	**143	75
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	65.16	40.1%		FAV	**178	**56	**69	**94	0	**6.50	**131	60
43A	Ipava silt loam, 0 to 2 percent slopes	25.97	16.0%		FAV	191	62	77	100	0	5.90	142	77
**67A	Harpster silty clay loam, 0 to 2 percent slopes	1.69	1.0%		FAV	**182	**57	**68	**89	0	**5.40	**133	79
Weighted Average						186.1	60	72.4	97.1	0	6.1	137.9	*n 69.3

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

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*n: The aggregation method is "Weighted Average using all components"

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

Aerial Map



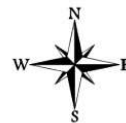
Map Center: 40° 5' 20.5, -88° 51' 35.87

0ft 619ft 1238ft

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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21-19N-3E
De Witt County
Illinois



12/5/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 1 has 2 farm numbers as there were two operators.

ILLINOIS DE WITT		 United States Department of Agriculture Farm Service Agency		FARM : 1894 Prepared : 12/6/24 1:14 PM CST Crop Year : 2025	
Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>		Abbreviated 156 Farm Record			

Operator Name : XXXXXXXXXX									
CRP Contract Number(s) : None									
Recon ID : None									
Transferred From : None									
ARCPLC G/I/F Eligibility : Eligible									

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.02	80.02	80.02	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	80.02	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	39.00	0.00	144	
Soybeans	39.00	0.00	51	0
TOTAL	78.00	0.00		

NOTES

Tract Number : 524	
Description	: G-10 SEC 22
FSA Physical Location	: ILLINOIS/DE WITT
ANSI Physical Location	: ILLINOIS/DE WITT
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: EDNA J REINHOLD, CHARLES MARVIN BURTON
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.02	80.02	80.02	0.00	0.00	0.00	0.00	0.0

Page: 1 of 2

ILLINOIS
DE WITT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1894
Prepared : 12/6/24 1:14 PM CST
Crop Year : 2025

Tract 524 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	80.02	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	39.00	0.00	144
Soybeans	39.00	0.00	51
TOTAL	78.00	0.00	

NOTES

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ILLINOIS

DE WITT

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1922

Prepared : 12/6/24 1:15 PM CST

Crop Year : 2025

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
81.18	81.18	81.18	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	81.18	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	39.60	0.00	171	
Soybeans	39.50	0.00	55	0
TOTAL	79.10	0.00		

NOTES

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Tract Number : 416
Description : G-10 SEC 21
FSA Physical Location : ILLINOIS/DE WITT
ANSI Physical Location : ILLINOIS/DE WITT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : EDNA J REINHOLD, CHARLES MARVIN BURTON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.02	40.02	40.02	0.00	0.00	0.00	0.00	0.0

ILLINOIS
DE WITT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1922

Prepared : 12/6/24 1:15 PM CST

Crop Year : 2025

Tract 416 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	40.02	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	19.60	0.00	171
Soybeans	19.50	0.00	55
TOTAL	39.10	0.00	

NOTES

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Tract Number : 523
Description : G-10 SEC 21
FSA Physical Location : ILLINOIS/DE WITT
ANSI Physical Location : ILLINOIS/DE WITT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : EDNA J REINHOLD, CHARLES MARVIN BURTON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
41.16	41.16	41.16	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	41.16	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	20.00	0.00	171
Soybeans	20.00	0.00	55
TOTAL	40.00	0.00	

NOTES

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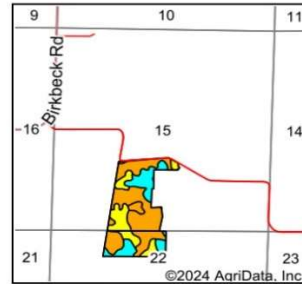
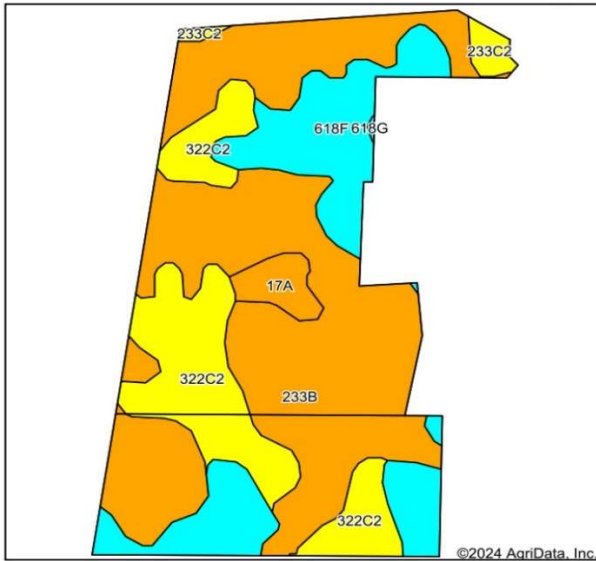
Tract Two: This is a 69.4 Acre tract of gently undulating farmland with several grass waterways on it. This property is serviced with electrical service and does have an older well. The Southern boundary is Northfork Rd., offering good access. The Western boundary is tillable farmland with a grass strip. The Eastern boundary is owned by Constellation Energy. Grain bins on this property have not been used in several years. The power is turned off. The well has not been used in many years and condition is unknown. Any personal property on the tract becomes the property of the new buyer.

- A soil map is attached and reflects a weighted soil productivity index of 108.6 for the 69.4 acres.
- The current zoning for this property is A- Agriculture.





Soils Map



State: **Illinois**
 County: **De Witt**
 Location: **15-20N-3E**
 Township: **Harp**
 Acres: **71.08**
 Date: **12/3/2024**



Maps Provided By:
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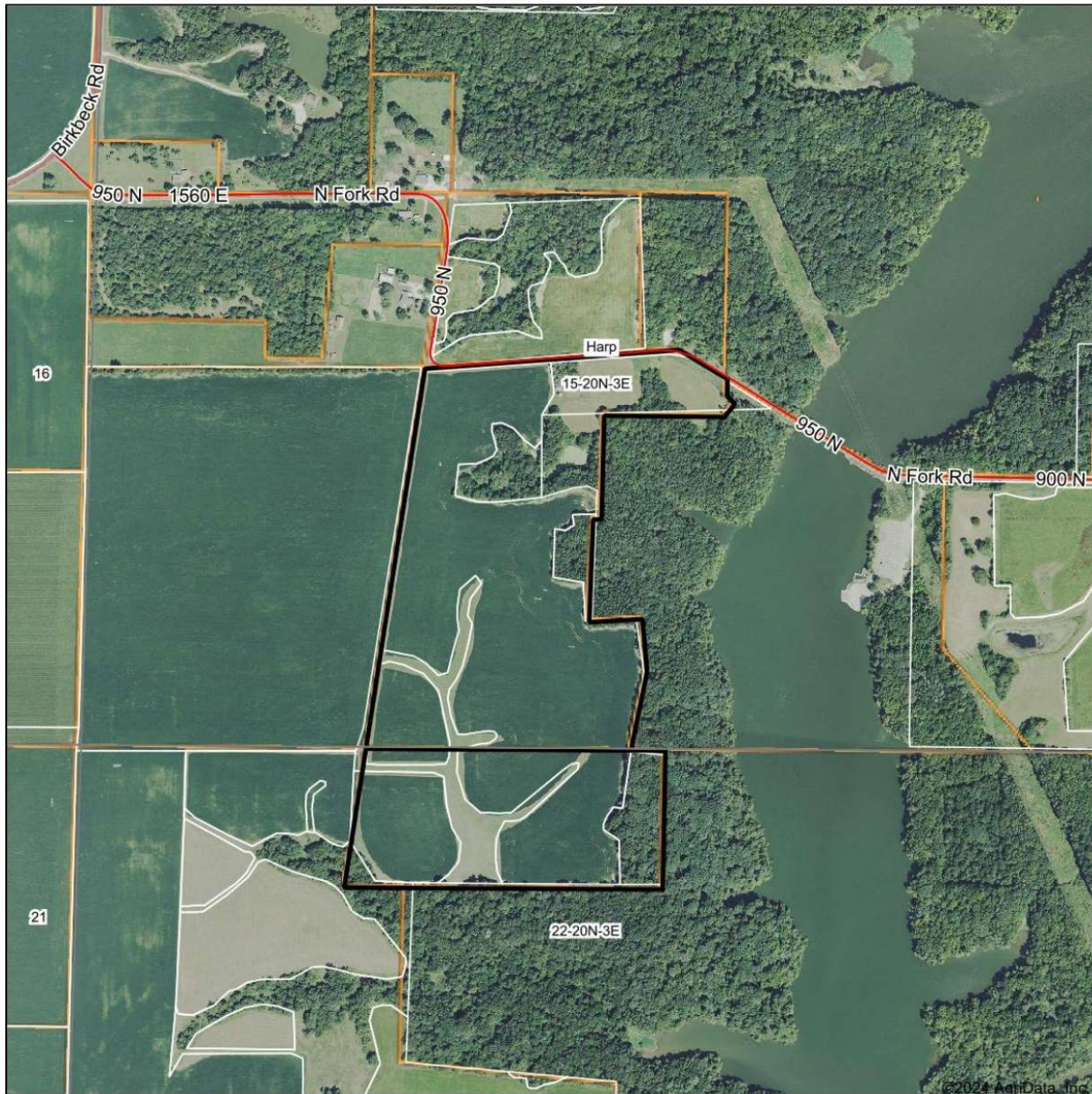


Soils data provided by USDA and NRCS.

Area Symbol: IL039, Soil Area Version: 16													
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**233B	Birkbeck silt loam, 2 to 5 percent slopes	38.98	54.8%		FAV	**165	**51	**65	**87	0	**5.00	**121	67
**618F	Senachwine silt loam, 18 to 35 percent slopes	14.80	20.8%		FAV	**102	**33	**41	**49	0	**2.50	**75	12
**322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	14.33	20.2%		FAV	**149	**47	**59	**76	0	**4.20	**108	58
17A	Keomah silt loam, 0 to 2 percent slopes	1.84	2.6%		FAV	161	51	65	83	0	5.10	119	70
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	1.13	1.6%		FAV	**155	**48	**61	**82	0	**4.70	**113	61
Weighted Average						148.4	46.4	58.7	76.7	0	4.3	108.6	*n 53.7

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

Aerial Map



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 40° 11' 14.74, -88° 51' 3.3

15-20N-3E
De Witt County
Illinois

0ft 748ft 1496ft



12/5/2024

Tracts 2 and 3 are found on this report for farm 447

ILLINOIS
DE WITT

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 447

Prepared : 12/6/24 1:13 PM CST

Crop Year : 2025

Operator Name : **JUST A MERE FARM LLC**
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
139.61	105.74	105.74	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	105.74		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	53.10	0.00	158	
Soybeans	52.60	0.00	46	0
TOTAL	105.70	0.00		

NOTES

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Tract Number : **747**
Description : D-11 SEC 14
FSA Physical Location : ILLINOIS/DE WITT
ANSI Physical Location : ILLINOIS/DE WITT
BIA Unit Range Number :
HEL Status : NHFL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : EDNA J REINHO.D, CHARLES MARVIN BURTON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
72.90	56.00	56.00	0.00	0.00	0.00	0.00	0.0

ILLINOIS
DE WITT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 447
Prepared : 12/6/24 1:13 PM CST
Crop Year : 2025

Tract 747 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	56.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	29.10	0.00	158
Soybeans	26.90	0.00	46
TOTAL	56.00	0.00	

NOTES

Tract Number : 748
Description : D-10 SEC 15 AND 22
FSA Physical Location : ILLINOIS/DE WITT
ANSI Physical Location : ILLINOIS/DE WITT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : EDNA J REINHOLD, CHARLES MARVIN BURTON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
66.71	49.74	49.74	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	49.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	24.00	0.00	158
Soybeans	25.70	0.00	46
TOTAL	49.70	0.00	

NOTES

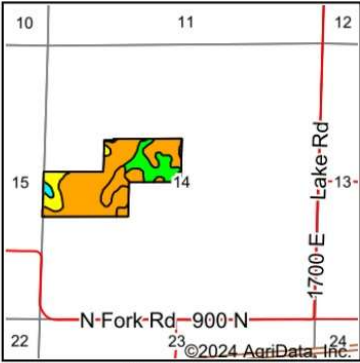
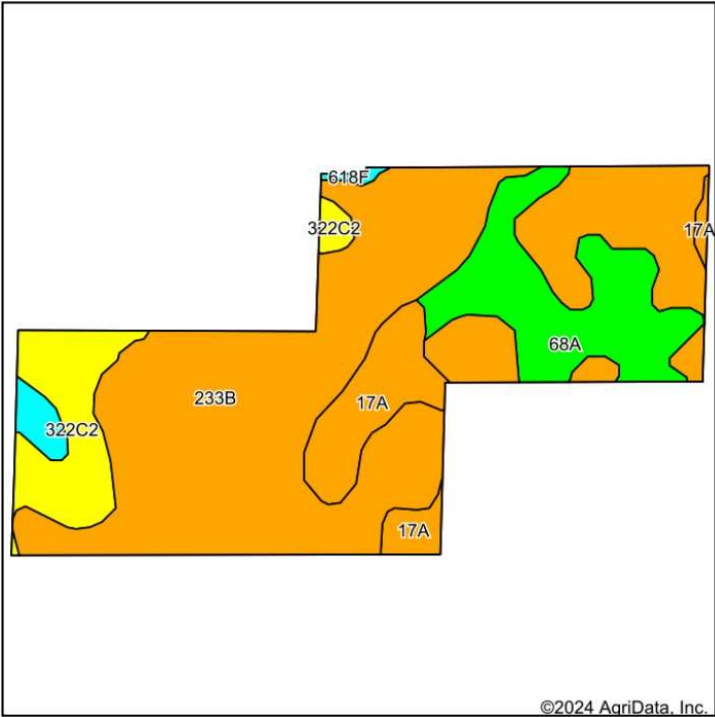
Tract 3: This farm is situated in sections 15 & 22 of Harp Township, DeWitt County, Illinois. The farm is a level to very gently undulating tract with limited access. There are some waterways, and the property is bordered by farmland as well as Constellation Energy to the North. There is an access easement recorded that gives access to this property and the neighboring property to the North.

- A soil map is attached and reflects a weighted soil productivity index of 122.1 for the 58.5 acres.
- The current zoning for this property is A- Agriculture.





Soils Map



State: Illinois
County: De Witt
Location: 14-20N-3E
Township: Harp
Acres: 59.15
Date: 12/3/2024



Maps Provided By:
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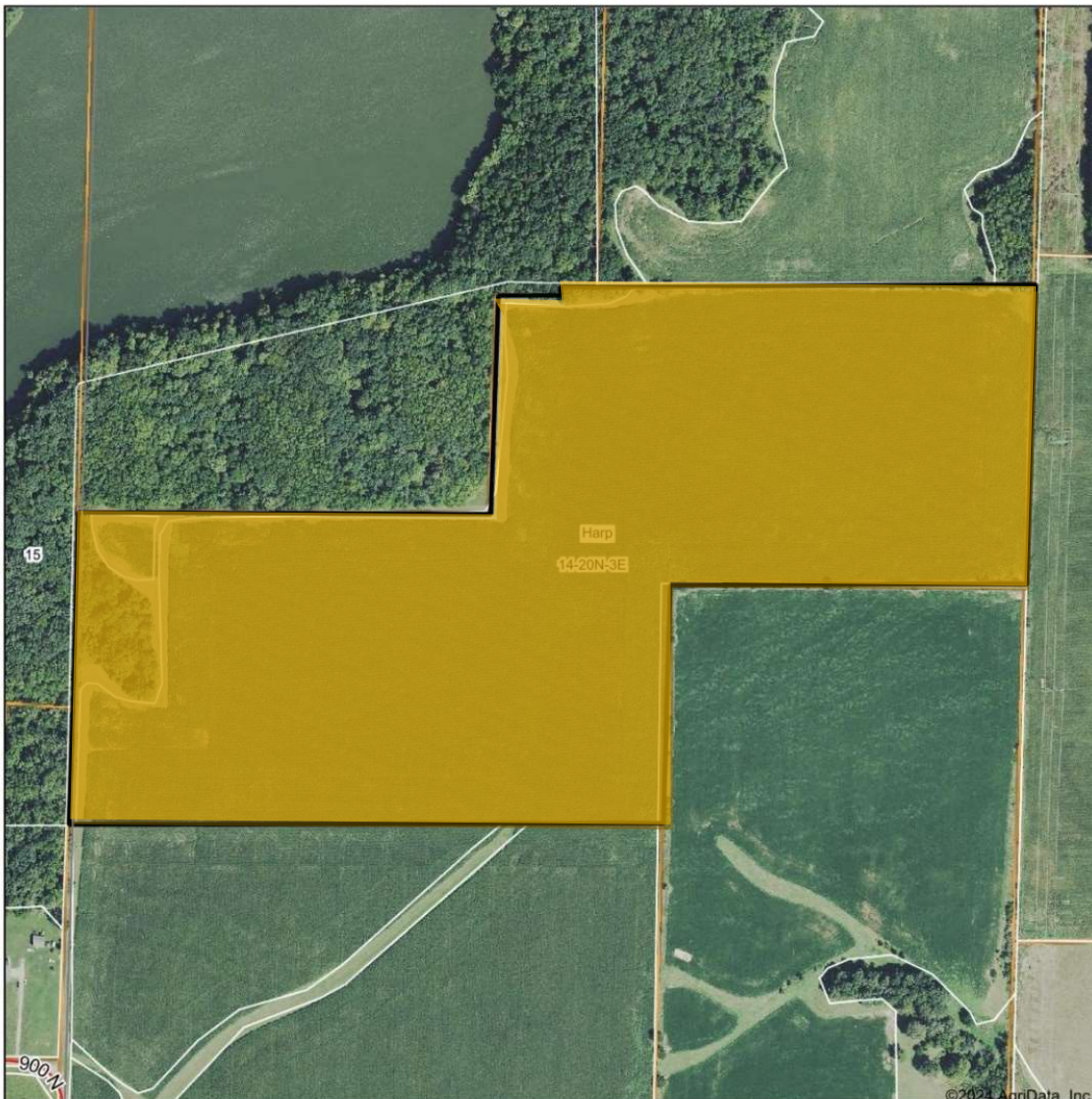


Soils data provided by USDA and NRCS.

Area Symbol: IL039, Soil Area Version: 16													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-le gume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**233B	Birkbeck silt loam, 2 to 5 percent slopes	37.74	63.8%		FAV	**165	**51	**65	**87	0	**5.00	**121	67
**68A	Sable silty clay loam, 0 to 2 percent slopes	9.11	15.4%		FAV	**192	**63	**74	**99	0	**5.80	**143	75
**322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	5.75	9.7%		FAV	**149	**47	**59	**76	0	**4.20	**108	58
17A	Keomah silt loam, 0 to 2 percent slopes	5.44	9.2%		FAV	161	51	65	83	0	5.10	119	70
**618F	Senachwine silt loam, 18 to 35 percent slopes	1.11	1.9%		FAV	**102	**33	**41	**49	0	**2.50	**75	12
Weighted Average						166.1	52.1	65.4	86.7	-	5	122.1	*n 66.6

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

Aerial Map



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Map Center: 40° 11' 36.21, -88° 50' 5.99

14-20N-3E
De Witt County
Illinois

0ft 437ft 873ft



12/3/2024

Field borders provided by Farm Service Agency as of 5/21/2008.



Terms & Conditions

Auction Date & Location: Martin Auction Services, L.L.C. ("Auctioneer") will offer the property for sale at public auction, the property is listed in this brochure. The Auctioneer will represent the Seller at this event. This auction will take place on Tuesday, January 28th, 2025 at 10 A.M. at Martin Auction Center, 9515 Texas Church Rd., Clinton, IL. Auction registration will begin at 9 a.m.

Bidder Registration: All bidders will be required to register to bid at the auction.

Auction Procedures: Conduct of the auction will be the sole discretion of the Auctioneer. This property will be bid on "by the acre", the Auctioneer has the right to reject any bids and will be the final authority as to the bidding increments. Auctioneer reserves the right and authority to eject any person from the auction for any reasonable grounds deemed appropriate by the Auctioneer. Announcements made by the Auctioneer at the auction will supersede any prior written or oral information. Any Bidders unknown to the Auction Company should provide a pre-approval letter 48 hours in advance of the auction for their bidding to be turned on and bids to be accepted.

Real Estate Sales Contract: The property is offered for sale on and subject to the terms and conditions contained in the Real Estate Sales Contract. A copy of the contract may be found on-line at www.martinauction.com or one may be obtained from the Auctioneer prior to the auction for review. The terms of the Sales Contract supersede any conflicting terms of sale contained herein. **Bidders and their attorney should review the sales contract prior to the auction.**

Winning Bidder: Each winning bidder will be required to

- a.) place a non-refundable down-payment equal to 10% of the total purchase price of the land in the form of a check to the Auctioneer,
- b.) Enter into a Sales Contract with the seller for the prospective property. Closing of the auction will occur by February 28th, 2025, unless otherwise mutually agreed upon by the Seller and Bidder. A title policy will be provided to the successful bidder at closing. See the contract for Possession details.
- c.) Seller will pay the 2024 taxes; the buyer will assume all taxes thereafter. Seller will provide a title policy for the property.
- d.) Buyer will have possession at closing.

Financing: This property is not contingent upon the Purchaser's ability to obtain financing.

Possession: 2025 farming rights are included.

Additional Information: Supporting property information is available from the Auction Company prior to the Auction. All data is believed to be correct but is subject to bidder verification. All items are subject to the terms found within the Real Estate Contract. Information contained within this brochure, any bidder information packages or the website has been obtained from the Seller and other sources deemed to be reliable. However, neither the Seller, Auctioneer nor their agents make any representations or warranties as to the accuracy or completeness of this information. **Each prospective bidder must undertake and rely on his or her own investigation of the property.**

Exclusion of Property: Martin Auction Services, L.L.C. and the Seller reserves the right to withdraw any property before or during the auction, and to sell any property prior to the auction without notice.

Additional Conditions: Seller and Auctioneer reserve the absolute right in their sole discretion to amend these procedures, terms, and conditions at or before the auction. To the extent there is any conflict between the provisions of these procedures, terms, and conditions as set forth herein and in any Sales Contract, the terms of the Contract shall govern.

Auctioneer has the right, in his sole discretion to postpone, or cancel the auction in whole or in part and to modify or add any terms and conditions of the auction and to announce such modifications or additional terms and conditions prior to or during the auction.

All bidders acknowledge that the Auctioneer does NOT have an ownership interest in the property and therefore all bidders acknowledge that the Auctioneer is NOT responsible for any actions or inactions by the Seller regarding the Seller's obligations under the Sales Contract.

Except as expressly stated in this document, these procedures, terms and conditions do not create any legal obligations on auctioneer or the seller. If auctioneer or the seller fails to comply with any of these procedures, terms and conditions for any reason, neither the auctioneer nor the seller shall have any liability or obligation whatsoever. These procedures, terms and conditions nevertheless are binding upon and must be complied with by any person or entity submitting a bid. The Seller will be bound only by the provisions of the actual Sales Contract as and when executed and delivered by each party thereto.

All attached images and maps are not to scale and should not be relied upon for any true measurements or boundary lines. P.I Chart shows approximate acres and approximate weighted productivity index as described by the University of Illinois.

All maps are not to scale, any information used is considered to be correct, however, it is 100% up to the bidder or buyer to make their own inspections and verify any data presented.