

PUBLIC AUCTION - 405.31 ACRES FARM & HUNTING LAND

CLAY & WAYNE COUNTY, IL - 8 TRACTS Thurs., Feb. 27, 2025 10:00AM

Location: Tracts 1 - 6 are all located between Louisville and Edgewood, IL in Northwestern Clay County approx. 20 miles from Effingham, IL. Tract 7 is located Southeast of Clay City in Clay County, IL approx. 40 miles south of Effingham, IL. Tract 8 is located South of Flora in Wayne County, IL approx. 40 miles south of Effingham, IL. All tracts are approx. 90 miles east of St. Louis, MO. For more location information and interactive map go to our website www.carsonauctionandrealty.com **Location of Auction:** Thelma Keller Convention Center—1202 N. Keller Dr., Effingham, IL

TRACT 1 45 acres +/- Farmland

PIN:01-15-200-004

Sec. 15 Larkinsburg Twp - Clay Co.
Mockingbird Rd., N of Iola
Approx. 33.75 tillable acres (74%)
Soils: Bluford, Hickory, Ava, Atlas
Productivity Index (CPI) of 97.6



TRACT 2 35 acres +/- Farmland

PIN:02-33-400-007; 02-33-400-008

Sec. 33 Blair Twp - Clay Co.
Iola Ln. & Pelican Dr., NW Louisville
Approx. 33.77 tillable acres (97%)
Soils: Bluford, Wynoose, Passport
Productivity Index (CPI) of 98.4



TRACT 3 54.24 acres +/- Farmland, Hunting, Woods

PIN: 06-04-100-006

Sec. 4 Louisville Twp - Clay Co.
Pelican Dr., NW of Louisville
Approx. 34.76 tillable acres (64%)
Soils: Birds, Passport, Holton,
Hickory, Bluford, Creal
Productivity Index (CPI) of 103.1



TRACT 4 59.64 acres +/- Farmland, Hunting, Woods

PIN:06-04-200-007

Sec. 4 Louisville Twp - Clay Co.
Pelican Dr., NW of Louisville
Approx. 43.43 tillable acres (73%)
Soils: Bluford, Hickory, Ava, Atlas
Productivity Index (CPI) of 92.3



TRACT 5 11.42 acres +/- Farmland, Hunting, Woods

PIN: 06-05-300-005

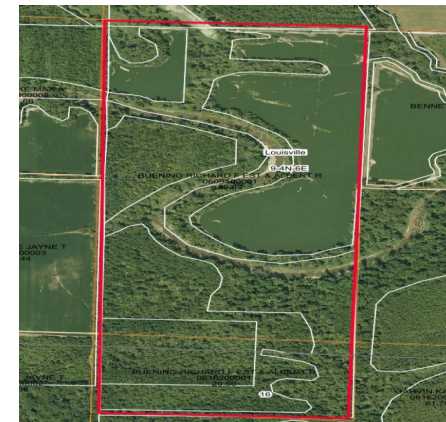
Sec. 5 Louisville Twp - Clay Co.
Riffle Rd., NW of Louisville
Approx. 9.71 tillable acres (85%)
Soils: Bluford, Hickory, Passport
Productivity Index (CPI) of 95.1



TRACT 6 100 acres +/- Farmland, CRP, Hunting, Woods

PIN: 06-09-400-001; 06-16-200-001

Sec. 9, 16 Louisville Twp - Clay Co.
Roadrunner Rd., NW of Louisville
39.72 acres in CRP paying \$10,106/yr
Contracts expire in 2032 & 2039
Soils: Bluford, Hickory, Passport



TRACT 7 28 acres +/- Farmland

PIN: 06-05-200-003

Sec. 5 Clay City (S) Twp - Clay Co.
Iron Mountain Ln., SE of Clay City
Approx. 27.06 tillable acres (97%)
Soils: Hoyleton, Bluford, Ava, Passport
Productivity Index (CPI) of 100
Oil production



TRACT 8 72 acres +/- Farmland, CRP, Hunting, Woods

PIN: 11-27-011-009-00; 13-34-019-002

Sec. 27, 34 Keith (W) Twp - Wayne Co
County Rd. 2225N., S of Flora
37.32 FSA tillable acres
13.4 CRP acres paying \$2,526/yr.
Contract expires in 2031
Soil Types: Bluford, Belknap,
Blair, Wynoose (CPI) of 100.3



TERMS ON REAL ESTATE: 15% of the purchase price placed down day of sale and the balance due at closing on or before March 27, 2025. Sellers guarantee good and merchantable title. Real estate taxes will be pro-rated to the date of closing 2023 real estate taxes were: Tract 1 \$597.64; Tract 2 \$639.42; Tract 3 \$691.86; Tract 4 \$875.66; Tract 5 \$202.94; Tract 6 \$805.12; Tract 7 \$430.64; Tract 8 \$746.24. Sellers retain no mineral rights or mineral production; however, subject to any prior reservations. Possession will be at closing. All farmland has open farming rights for the 2025 farming year. Sellers and Buyer(s) will enter into a Sales Contract day of sale. All announcements day of sale take precedence over any previously printed materials or advertisements. **No Buyers Premium**

ONLINE BIDDING: Buyers have the option to bid online through Hibid. Go to our website for details. Sellers have the right to reject any and/or all bids.

SELLERS: THE RICHARD BUENING ESTATE
SELLERS ATTORNEY: PAM APKE OF LAW GROUP LTD. - EFFINGHAM, IL

CARSON
AUCTION & REALTY CO

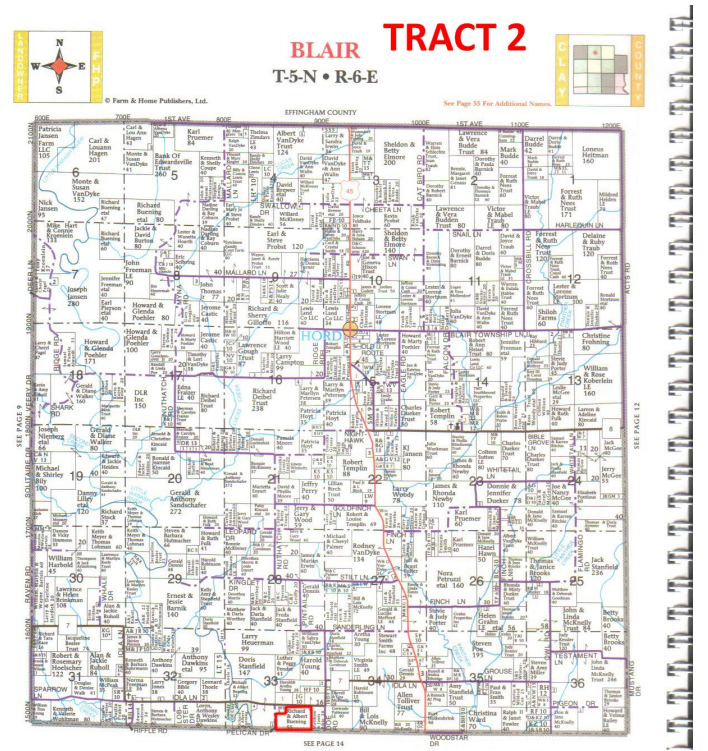
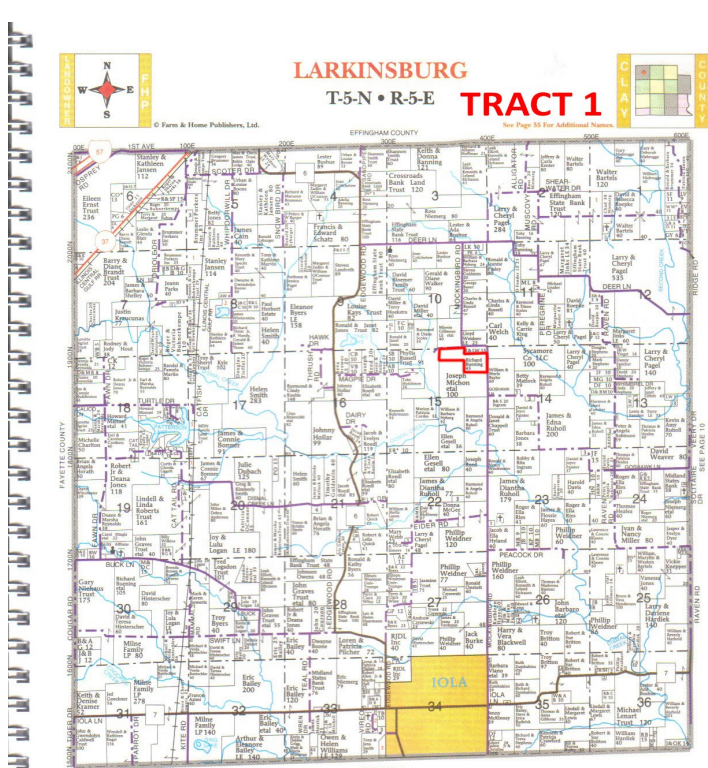
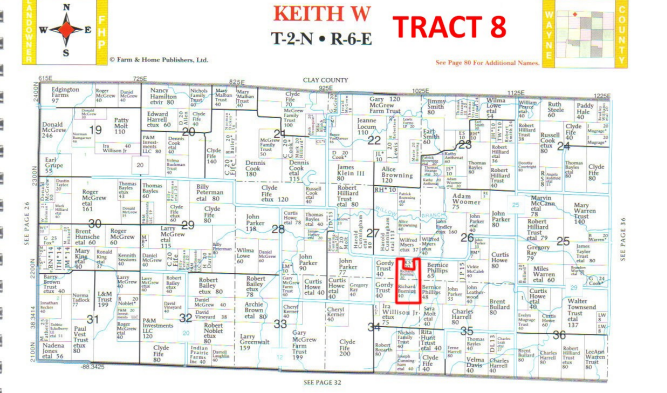
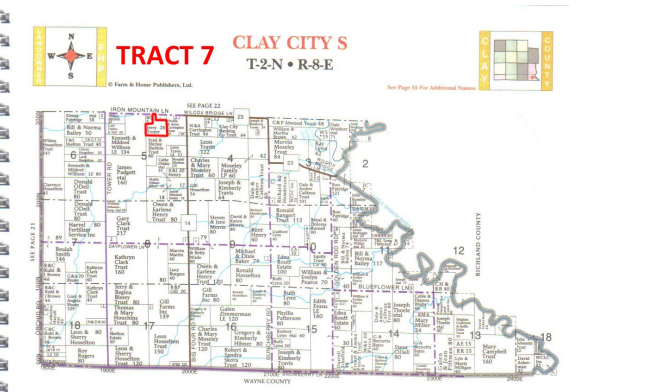
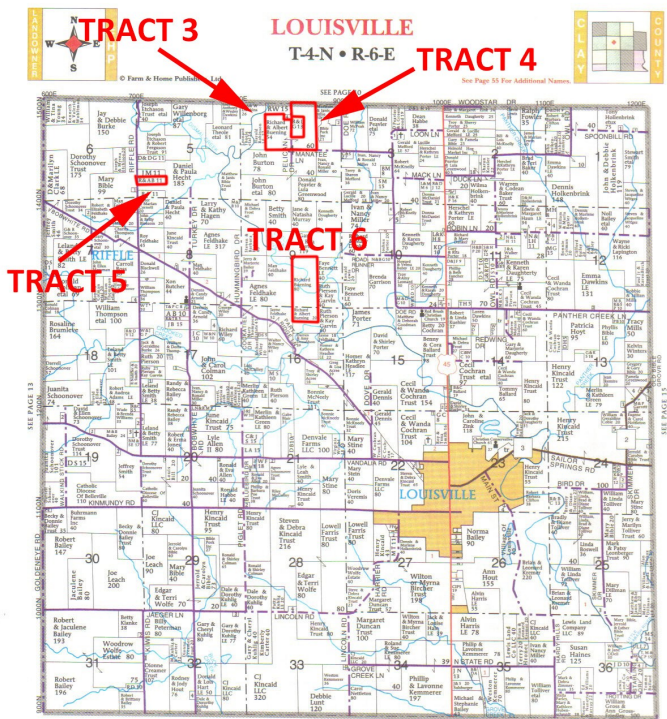
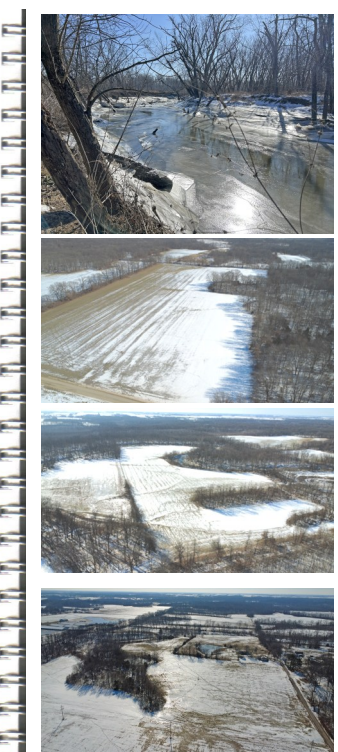
COL. JUSTIN CARSON #441.001711

Managing Broker, Certified General Appraiser, & Auctioneer 618-662-4911

204 E. North Ave., Flora, IL 62839

www.carsonauctionandrealty.com





LIVE

& ONLINE

BIDDING

405.31 Acres

Clay & Wayne County

Farmland & Hunting Tracts

Thurs., Feb. 27, 2025 10AM

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AUCTION & REALTY CO
204 E. NORTH AVE.,
FLORA, IL 62839