



Farmland Auction

TIMED ONLINE ONLY - Visit Website for Bidding Instructions



Soft Close: Thursday December 11th, 2025 at 11:00 AM

53.74 Surveyed Acres
Ash Grove Township, Shelby County, IL



Bruce Huber, Managing Broker

Bruce.Huber@FirstIllinoisAgGroup.com

225 N. Water St.
Decatur, IL 62523

217-521-3537



FIRST ILLINOIS
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www.FirstIllinoisAgGroup.com

Shelby County Farmland Auction

General Description

Soft Close @ 11:00am on December 11, 2025

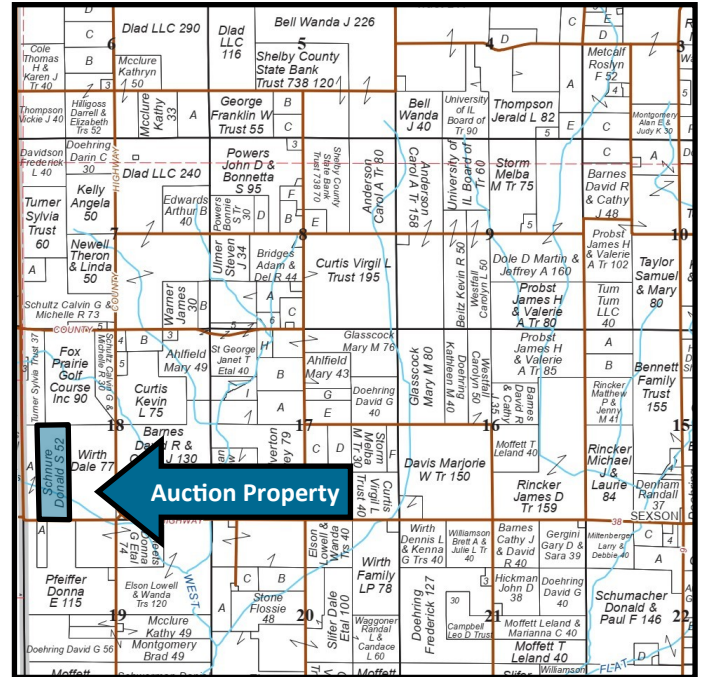
We are pleased to offer **53.74 surveyed acres** of quality Central Illinois farmland to the public via an online only land auction. There is no live component to this auction, but the Auctioneer and Staff will be available leading up to the scheduled close of the bidding process. Interested bidders will be directed to www.firstillinoisaggroup.com to register and bid on this **95.8% tillable** tract of farmland.

Locally known as the **Schnure Farm**, the property will be offered in one parcel. The soil types on property are predominately Raub, Drummer, Dana, Sunbury, Senachwine, Millbrook, and Starks soils with an overall tillable **soil productivity index of 133.7**. This property represents high 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 M. Huber** at **217-521-3537** for more information.

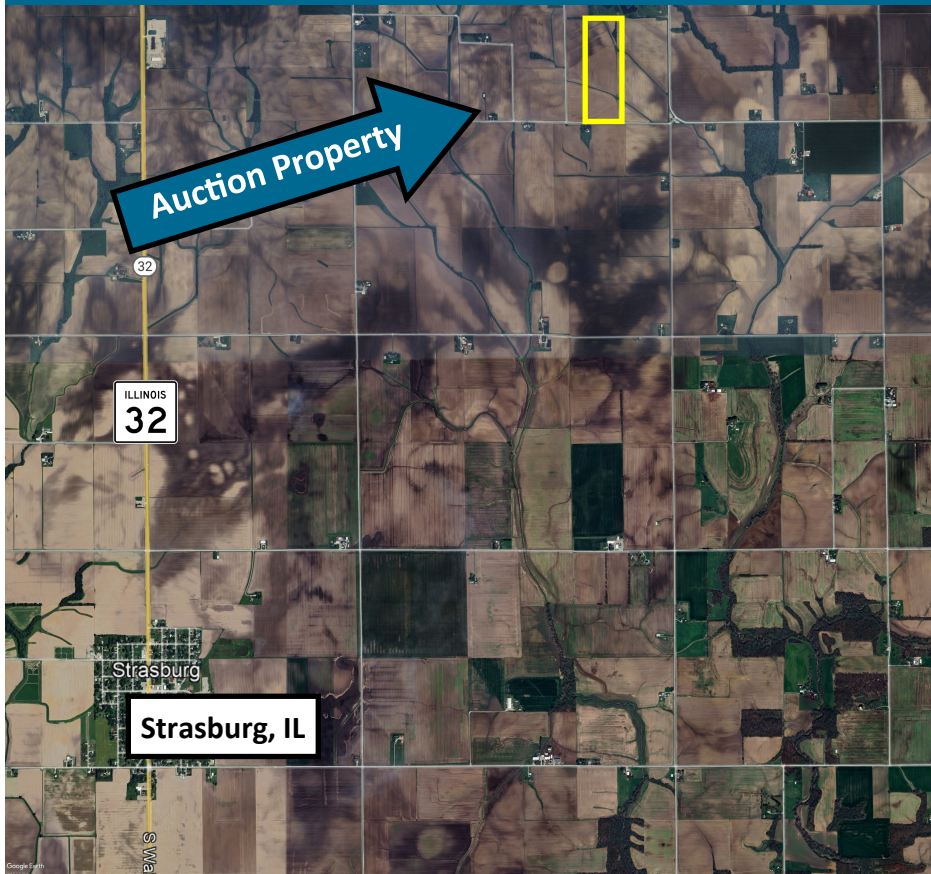
Plat Map —Shelby County, IL

Ash Grove Township, T.11N.—R.6E.



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AERIAL MAP OF SALE PROPERTY



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

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Total Acres: 53.74 surveyed acres

Soil PI Rating: 133.7

Tillable Acres: 51.50* (95.8% Tillable)

**Approximation based on digitized mapping*

Access: County Road 1200 N

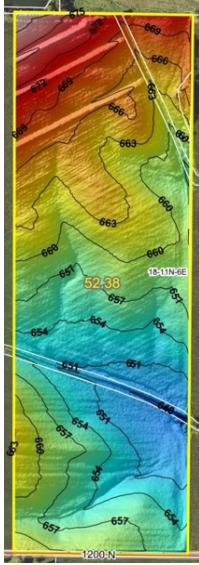
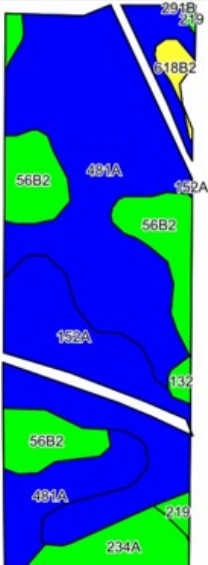
General: High quality tract of tillable acreage located 3 miles south of Windsor or 3 miles north-east of Strasburg, IL.



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.	%
481A	Raub Silt Loam, 0-2% slopes	183	58	134	50.2%
152A	Drummer Silty Clay Loam, 0-2% slopes	195	63	144	23.9%
56B2	Dana Silt Loam, 2-5% slopes	169	53	123	16.4%
234A	Sunbury Silt Loam, 0-2% slopes	179	57	131	6.2%
618B2	Senachwine Silt Loam, 2-5% slopes	137	44	101	1.4%
219	Millbrook Silt Loam	177	55	129	1.0%
Weighted Average		182.4	58.0	133.7	



FSA DATA

Farm Number	12379	Total Acres	52.19
Tract Number	4318	Tillable Acres	51.50
Crop	Base	PLC Yld	Program
Corn	25.60	140	ARC Co
Soybeans	25.10	37	ARC Co

(This farm is part of a larger parcel and all data shown is an estimate based on a proration of the overall acreage)*

REAL ESTATE TAX DATA

Parcel No.	Acres	2024 Assessment	2024 Taxes Payable 2025	Per Acre
0115-18-00-300-003	52.38	\$32,794	\$1,690.74	\$32.28

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 the surveyed acres** to determine the contracted price. This is not an absolute auction, seller confirmation is required prior to entering into a purchase agreement.

Down Payment & Closing

Ten percent (10%) down payment will be required with executed contract to purchase with the balance due at closing. Closing to be on or before January 12, 2026.

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 100% of the 2025 rental income. Possession will be granted at closing of this transaction.

Real Estate Taxes

The seller shall provide a credit at closing for the 2025 real estate taxes due and payable 2026.

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.

Agency Disclosure

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

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For more information
visit our website:

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Bidding Closes:
11:00 am December 11th, 2025

➤ Farmland Auction - Online Only Shelby County, Illinois



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