

# Jasper Co. IL, Land Auction 283.75+/- Ac., 231+/- Tillable

## Busy In The Field?

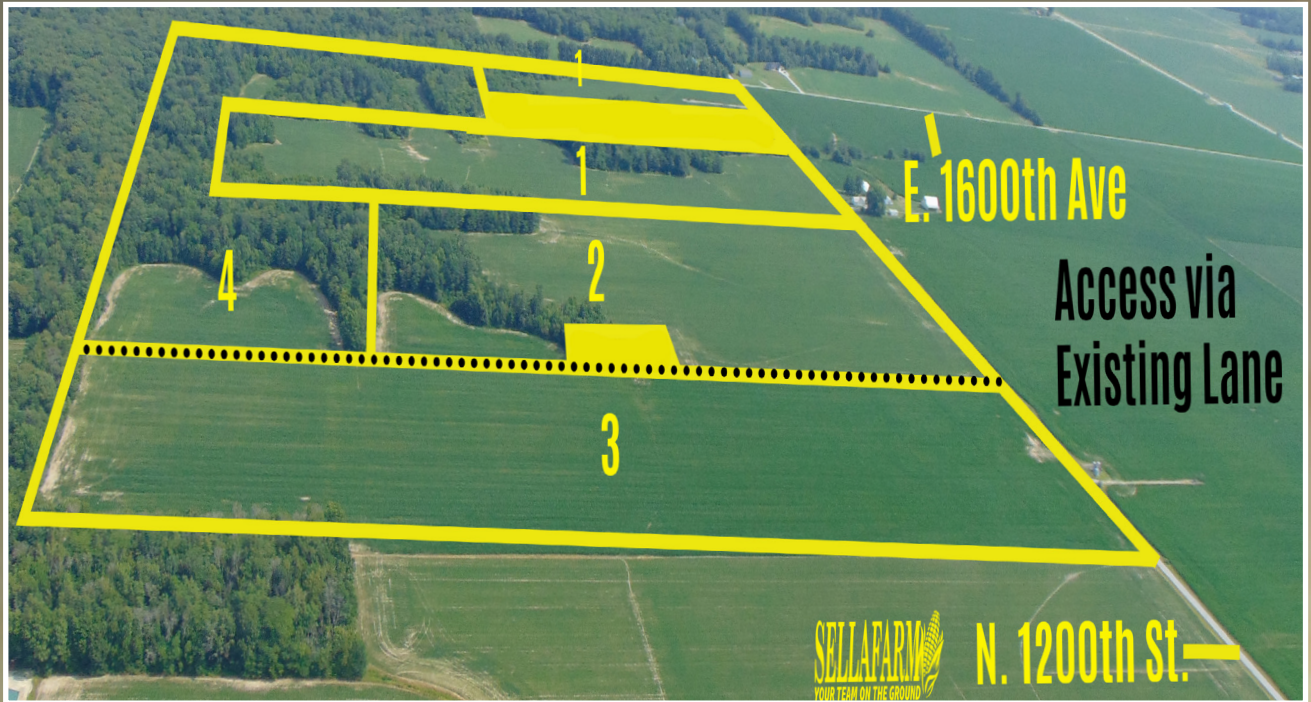
Call or click in advance to register to bid online or by phone,  
Call Listing Broker / Auctioneer & Land Specialist Zane Parrott 812-890-5452



Jasper County, Illinois Land Auction  
283.75+/- Acres, 231+/- Tillable, High Percentage Tillable Fields  
Exc. Access to Major Highways & Grain Terminals, Wooded / Recreational  
Being Offered in 6 Tracts to Suite Your Needs!  
Thursday, August 17th, 2023, 5 PM Central  
Auction Location: SELLAFARM Auditorium  
101 S. Jackson, Newton, IL  
The Estate of Robert L. Coad - Seller  
Mark Coad - Independent Representative  
Craig O. Weber - Attorney for Estate

See [www.sellafarm.com](http://www.sellafarm.com) for absentee bidding!

# TRACTS 1 -4 NORTH AERIAL



## TRACT 1

**58+/- Acres, 50+/- Tillable  
Near ALL NHEL**

**Tract 1 – 58+/- Acres, 50+/- Acres Tillable, 1/8 Royalty Interest Included!**  
**Quick Access to Major Area Highway & Local Grain Terminals!**

**Latitude:** 39.082236    **Longitude:** -88.082236

**Tract 1-4 Location:** From Newton, IL / Intersection of Illinois Route 130 and Illinois Route 33: North 5.5 Mile to E. 1650th Ave, West .5 Mile to N. 1200th Street, South .5 Mile to Northeast Corner of Tract 1. Signs and Full-Color, Multi-Page Brochures posted. Please Note: Tracts 1 -4 are Contiguous. Tracts 5 & 6 are Contiguous. All Land located within 2 Miles.

**Brief Legal:** Part of the NE1/4, Section 1, Crooked Creek Township, Jasper County, Illinois. T7N-R9E.

**Access:** Direct Access on East Side to N. 1200th Street.

**Soils (Tillable Area Only):** 13A Bluford Silt Loam, 0-2% slope, 32.13 Ac., 65.2%; 12A Wynoose Silt Loam, 0-2% slope, 11.02 Ac., 22.4%; 14B Ava Silt Loam, 2-5% slope. 5.09 Ac., 10.3%; 13B2 Bluford Silt Loam, 2-5% slope, .52 Ac., 1.1%; 8F Hickory Silt Loam, 18-35% slope. .19 Ac., .4%; 967F Hickory-Gosport Silt Loam, 18-35% slope, .11 Ac., .2%; **Weighted Productivity Index of Tillable: 99.5. ALL NHEL, except 3.56 Ac.** Digital copies of Soil & Topography Maps are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**R.E. Estimated Taxes:** Real Estate Jasper Co. Parcel Index Number: Part of 94-08-35-100-003. Total Estimated Tax Bill: \$974.65. 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing. Buyer(s) thereafter. Please See [www.sellafarm.com](http://www.sellafarm.com) for digital copies of the estimated tax bills, view anytime.

# TRACTS 1 -4 WEST AERIAL



## TRACT 2

**41+/- Acres, 36+/- Tillable  
ALL NHEL**

**Tract 2 – 41+/- Acres, 36+/- Tillable, ALL NHEL**

**Quick Access to Local Major Highway & Local Grain Terminals!**

**Latitude:** 39.077260    **Longitude:** -88.155850

**Tract 1-4 Location:** From Newton, IL / Intersection of Illinois Route 130 and Illinois Route 33: North 5.5 Mile to E. 1650th Ave, West .5 Mile to N. 1200th Street, South .5 Mile to Northeast Corner of Tract 1. Signs and Full-Color, Multi-Page Brochures posted. Please Note: Tracts 1 -4 are Contiguous. Tracts 5 & 6 are Contiguous. All Land located within 2 Miles.

**Brief Legal:** Part of the NE1/4, Section 1, Crooked Creek Township, Jasper County, Illinois. T7N-R9E.

**Access:** Direct Access on East Side to N. 1200th Street, also on South Side via easement.

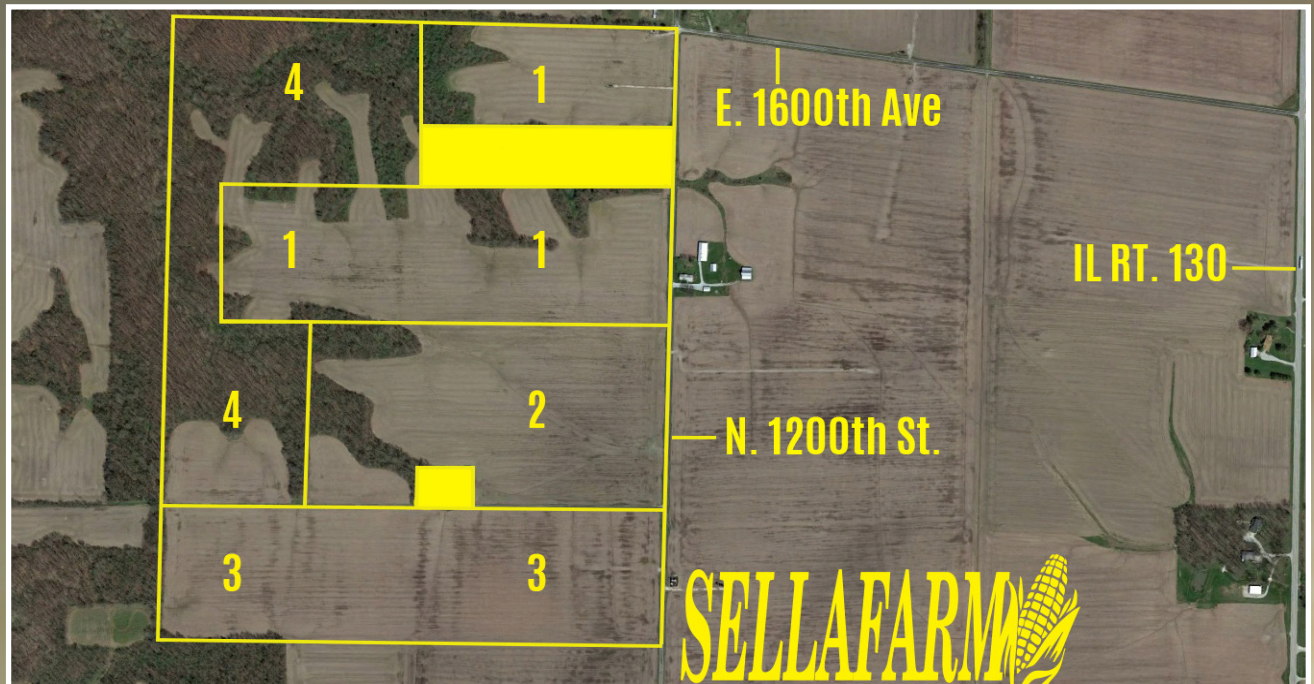
**Soils (Tillable Area Only):** 12A Wynoose Silt Loam, 0-2% slope, 15.83 Ac., 46.3%; 13A Bluford Silt Loam, 0-2% slope, 8.77 Ac., 25.6%; 2A Cisne Silt Loam, 0-2% slope, 7.98 Ac., 23.3%; 13B2 Bluford Silt Loam, 2-5% slope, 1.46 Ac., 4.3%; 7D2 Atlas Silt Loam, 10-18% slope, .17 Ac., .5%; Weighted Productivity Index: 100.7. ALL NHEL. Digital copies of Soil & Topography Maps are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**R.E. Estimated Taxes:** Part of Jasper County Parcel Index Number: 20-07-01-200-004. Total Estimated Tax Bill: \$1,802.52. (Please Note: this includes All of Tract 1, Tract 2 and Tract 4). If Sold separate, county to divide accordingly.) 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing. Buyer(s) thereafter. Please See [www.sellafarm.com](http://www.sellafarm.com) for digital copies of the estimated tax bills, view anytime.

**Final Bid Price:**

**SELLAFARM / 03**

# TRACTS 1 - 4 SATELLITE AERIAL



## TRACT 3

45+/- Acres, Near 100% Tillable  
ALL NHEL

Tract 3 – 45+/- Acres, Near 100% Tillable, ALL NHEL  
Quick Access to Local Major Highway & Local Grain Terminals!

Latitude: 39.074426    Longitude: -88.157009

Tract 1-4 Location: From Newton, IL / Intersection of Illinois Route 130 and Illinois Route 33: North 5.5 Mile to E. 1650th Ave, West .5 Mile to N. 1200th Street, South .5 Mile to Northeast Corner of Tract 1. Signs and Full-Color, Multi-Page Brochures posted. Please Note: Tracts 1 -4 are Contiguous. Tracts 5 & 6 are Contiguous. All Land located within 2 Miles.

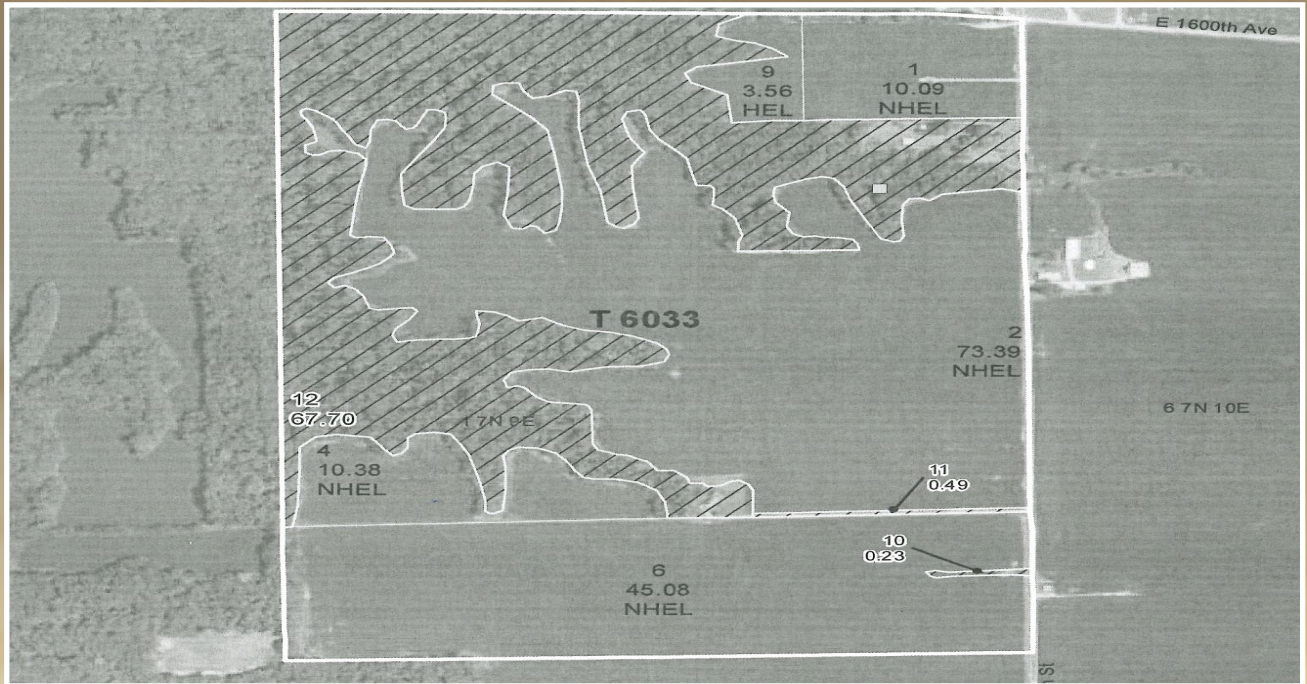
Brief Legal: Part of the NE1/2, SE1/4 Section 1, Crooked Creek Township, Jasper County, Illinois. T7N-R9E.

Access: Direct Access on East Side to N. 1200th Street, also on North Side via easement.

Soils: 13A Bluford Silt Loam, 0-2% slope, 23.84 Ac., 52.6%; 12A Wynoose Silt Loam, 0-2 % slope, 11.27 Ac., 24.9%; 2A Cisne Silt Loam, 0-2% slope, 8.41 Ac., 18.6%; 14B Ava Silt Loam, 2-5% slope, 1.79 Ac., 4.0%; Weighted Productivity Index: 101.4. ALL NHEL. Digital copies of Soil & Topography Maps are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

R.E. Estimated Taxes: Jasper County Parcel Index Number: 20-07-01-400-001. Total Estimated Tax Bill: \$807.98. 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing. Buyer(s) thereafter. Please See [www.sellafarm.com](http://www.sellafarm.com) for digital copies of the estimated tax bills, view anytime.

# TRACTS 1 -4 FSA MAP



## TRACT 4

**52+/- Acres, Majority Wooded  
Exc. Hunting / Recreational**

**Tract 4 – 52+/- Acres, 42+/- Wooded Acres, Excellent Recreational Potential for Whitetail & Wild Turkey!  
10+/- Acres Can be Farmed for Additional Income -or- Be Converted into Seed Ready Food Plots!**

**Latitude:** 39.077382 **Longitude:** -88.160736

**Tract 1-4 Location: From Newton, IL / Intersection of Illinois Route 130 and Illinois Route 33:** North 5.5 Mile to E. 1650th Ave, West .5 Mile to N. 1200th Street, South .5 Mile to Northeast Corner of Tract 1. Signs and Full-Color, Multi-Page Brochures posted. Please Note: Tracts 1 -4 are Contiguous. Tracts 5 & 6 are Contiguous. All Land located within 2 Miles.

**Brief Legal:** Part of the NE1/4, Section 1, Crooked Creek Township, Jasper County, Illinois. T7N-R9E.

**Access:** Access to N. 1200th Street via non-exclusive 20 foot wide easement and shall be limited to access for agricultural purposes only (as shown in easement recorded in 1999 in Jasper County Book 206, Pages 195-200). See Digital copy of easement posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**Soils (Tillable Area Only):** 14B Ava Silt Loam, 2-5% slope, 6.70 Ac., 75.9%; 13A Bluford Silt Loam, 0-2% Slope, 1.52 Ac., 17.2%; 12A Wynoose Silt Loam, 0-2% slope, .39 Ac., 4.4%; 967F Hickory-Gosport Silt Loam, 18-35% slope, .22 Ac., 2.5%; Weighted Productivity Index: 98.3. ALL NHEL. Digital copies of Soil & Topography Maps are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**R.E. Estimated Taxes:** Part of Jasper County Parcel Index Number: 20-07-01-200-004. Total Estimated Tax Bill: \$1,802.52. (Please Note: this includes All of Tract 1, Tract 2 and Tract 4). If Sold separate, county to divide accordingly.) 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing. Buyer(s) thereafter. Please See [www.sellafarm.com](http://www.sellafarm.com) for digital copies of the estimated tax bills, view anytime.

**Final Bid Price:**

**SELLAFARM / 05**

# TRACT 5 & 6 SOUTH AERIAL



## TRACT 5

**80+/- Acres, Near 100% Tillable  
ALL NHEL**

**Tract 5 – 80+/- Acres, Near 100% Tillable, High Productivity Index  
Quick Access to Local Major Highway & Local Grain Terminals!**

**Latitude:** 39.093941    **Longitude:** -88.187821

**Tract 5 & 6 Location:** From Newton, IL / Intersection of Illinois Route 130 and Illinois Route 33: North 5.5 Mile to E. 1650th Ave, West 2.25 Mile Land Location. Signs and Full-Color, Multi-Page Brochures posted. Please Note: Tracts 1 -4 are Contiguous. Tracts 5 & 6 are Contiguous. All Land located within 2 Miles.

**Brief Legal:** W1/2 NW1/4 Section 35, Crooked Creek Township, Jasper County, Illinois. T8N-R9E.

**Access:** Direct Access on North Side to E. 1700th Avenue, also E. 1650th Avenue on South Side.

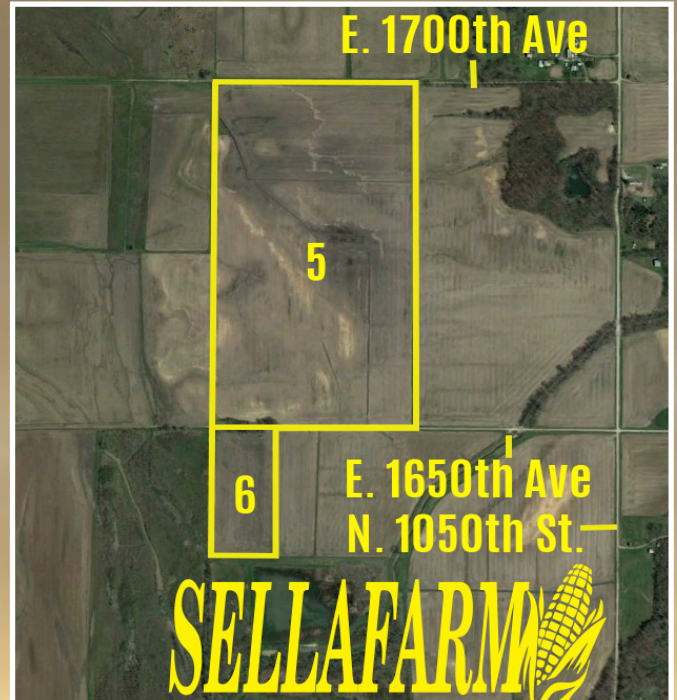
**Soils:** 3288A Petrolia Silty Clay Loam, 0-2% slope, 38.93 Ac., 49.1%; 184A Roby Fine Sandy Loam, 0-2% slope, 8.94 Ac., 11.3%; 131C2 Alvin Fine Sandy Loam, 5-10% slope, 8.91 Ac., 11.2%; 212B Thebes Loam, 2-5% slope, 6.49 Ac., 8.2%; 3071A Darwin Silty Clay, 0-2% slope, 5.26 Ac., 6.6%; 131B Alvin Fine Sandy Loam, 2-5% slope, 4.39 Ac., 5.5%; 8424A Shoals Silt Loam, 0-2% slope, 1.20 Ac., 1.5%; **Weighted Productivity Index: 112.4. ALL NHEL.** Digital copies of Soil & Topography Maps are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**R.E. Estimated Taxes:** Jasper County Parcel Index Number: 20-02-35-100-001. Total Estimated Tax Bill: \$1,805.86. 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing. Buyer(s) thereafter. Please See [www.sellafarm.com](http://www.sellafarm.com) for digital copies of the estimated tax bills, view anytime.

# 5 & 6 FSA MAP



# 5 & 6 SATELLITE



## TRACT 6

10+/- Acres, Near 100% Tillable  
ALL NHEL

Tract 6 – 10+/- Acres, 9.61+/- Tillable, High Productivity Index  
Quick Access to Local Major Highway & Local Grain Terminals!

Latitude: 39.088986 Longitude: -88.188914

Tract 5 & 6 Location: From Newton, IL / Intersection of Illinois Route 130 and Illinois Route 33: North 5.5 Mile to E. 1650th Ave, West 2.25 Mile Land Location. Signs and Full-Color, Multi-Page Brochures posted. Please Note: Tracts 1 -4 are Contiguous. Tracts 5 & 6 are Contiguous. All Land located within 2 Miles.

Brief Legal: Part of 10 Acres in the Part of the NW1/4 SW1/4 Section 35, Crooked Creek Township, Jasper County, Illinois. T8N-R9E.

Access: Direct Access on North Side to E. 1650th Avenue.

Soils: 3071A Darwin Silty Clay, 0-2% slope, 5.22 Ac., 52.5%; 3288A Petrolia Silty Clay Loam, 0-2% slope, 3.60 Ac., 36.2%; 184A Roby Fine Sandy Loam, 0-2% slope, 1.13 Ac., 11.4%; Weighted Productivity Index: 113.2.  
ALL NHEL. Digital copies of Soil & Topography Maps are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

R.E. Estimated Taxes: Jasper County Parcel Index Number: 20-02-35-300-001. Total Estimated Tax Bill: \$199.58. 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing. Buyer(s) thereafter. Please See [www.sellafarm.com](http://www.sellafarm.com) for digital copies of the estimated tax bills, view anytime.

# SEE [WWW.SELLAFARM.COM](http://WWW.SELLAFARM.COM)!

Visit [www.sellafarm.com](http://www.sellafarm.com) for

complete information including:

4K High Resolution Drone Flyover Tour

Additional High-Resolution Ground Photos

Additional High-Resolution Aerial Photos

Satellite Aerials - Farm Service Agency Maps

Farm Service Agency 156EZ Forms

Full Color, Printable or Downloadable Brochure

Soil Maps - Topography Maps - Plats

Brief Legal Descriptions - Tax Bills

Preliminary Survey by Charleston Engineering & More

## QUESTIONS / GUIDED TOUR

Please call Listing Broker and Land Specialist

Zane Parrott at 812-890-5452

for answers to any questions you may have!

**Land can be Viewed at Your Convenience!**

**Preview Date For Guided Polaris Tour & Questions:**

**Monday, July 31st, 3 - 4 PM Central**

**Monday, August 14th, 3 - 4 PM Central**

**Please Use Tract 1 as Meeting Location!**

# BUSY IN THE FIELD? 3 WAYS TO BID!

*Auction Type: Live In Person With Live Online Bidding!*

*Option #1: Live In Person*

*SELLAFARM Auditorium, 101 S. Jackson, Newton, IL,*

*OPTION #2: Bid Live Online from Your phone, tablet or computer!*

See [www.sellafarm.com](http://www.sellafarm.com) for online bidding registration link. Register once and be able to bid and buy at ALL of our Land & Equipment Auctions!

Plus be notified of all upcoming auctions!

*OPTION #3: Absentee Over the Phone Bidding!*

Phone Bidders Must Call and Register Prior to Auction Date!

Please call our Lawrenceville Office at 618.943.4905 to pre-register!

*Auction Date: Thursday, August 17th, 5 PM Central*

## BUYER TO RECEIVE FALL CASH RENT!

Farm Rights: Buyer to Receive Fall 2023 Cash Rent Payment of \$18,325 to be split between buyer(s) based upon estimated tillable acres on each tract.

Buyer(s) to receive credit date of closing in the amounts that follow:

Tract 1: \$3,967

Tract 2: \$2,856

Tract 3: \$3,570

Tract 4: \$793

Tract 5: \$6,346

Tract 6: \$793

Total of \$18,325

Current tenant to complete 2023 farm rights. Buyer(s) to have 2024 Farm Rights. Tenancy Termination or Release will be completed prior to closing / deadline, whichever occurs first. Total 2023 Cash Rent: \$36,650 or \$158.65 per FSA Tillable acre (231 Acres).

# TERMS AND CONDITIONS

**Tracts 1 – 4 FSA Info:** Farm No. 4595, Tract No. 6033. Corn Base 76.20 Ac., PLC yield 123; Soybean base 29.70 Ac., PLC yield 41; Wheat base 28.40 Ac., PLC yield 47; Grain Sorghum base 8.20 Ac., PLC yield 41; Total Base Ac. 142.50. Please Note: Totals are for Tracts 1 – 4. Digital copy of FSA Maps & FSA 156 EZ are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**Tracts 5 & 6 FSA Info:** Farm No. 4595, Tract No. 719. Corn Base 43.20 Ac., PLC yield 123; Soybean base 24.80 Ac., PLC yield 41; Wheat base 16.00 Ac., PLC yield 47; Grain Sorghum base 4.50 Ac., PLC yield 41; Total Base Ac. 88.50. Please Note: Totals are for Tracts 5 & 6. Digital copy of FSA Maps & FSA 156 EZ are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**Mineral Rights:** Buyer to receive all interest in all oil, gas, hydrocarbons & any other minerals owned by sellers if any. **Mineral Rights / Royalty Interest:** Buyer of Tracts 1, 2 & 4 to Receive their proportional interest (based on number of acres purchased) of the Coad Estate #1, Lease # 51255. Brief Legal Description of Lease: NE1/4 Section 1, Crooked Creek Township, Jasper County, Illinois, T7N-R9E., less and except 1.5 acres out of the SW1/4 SE1/4 NE1/4. Royalty Interest (1/8). Current Operator/Producer: Geier Oil, Inc. Buyer: Plains Marketing. Royalty Interest Jasper Co. Parcel Index Number: 20-72-11-015-900003, Total Estimated Tax Bill of \$23.34. 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on the date of closing. Buyer(s) thereafter. Digital Copies of Division Order & Tax Bill associated with Royalty Interest are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**Possession:** Possession date of closing, subject to the farm tenancy for the 2023 season.

**Survey:** Advertised Acres are gathered from county/tax records along with preliminary survey completed by Shawn Taylor of Charleston Engineering, Olney, IL. Actual surveyed acres may change. Any survey cost to be paid by buyer(s). Any acreage difference greater than half (½) acre plus or minus from the advertised acreage discovered in survey will be reflected in price adjustment based upon original bid price per acre & original buyer's premium per acre.

**Online Bidders:** Please Make sure to hit the Blue "Enter Auction" button as well as the "View Live Stream" Button for live video feed. **Online Bidders:** Please take special note of the countdown timer shown on the screen. It may be extended or shortened at any moment to reflect when we go to a 60-second countdown timer. Online bidders are encouraged to bid early and often as technical issues may arise. 60 Second Timer will be placed on the screen once owner confirmation has been obtained.

**Terms:** 10% down day of sale non-refundable escrow. 6% Buyer's Premium. Closing to occur as soon as necessary documents are prepared, Plan to Close in 30-45 days. Have financial arrangements made prior to the auction as the sale is not contingent upon the Buyer(s) ability to obtain financing.

**Title:** Seller shall furnish the buyer(s) at Seller's expense an Owners Policy of Title Insurance in the amount of the purchase price for surface rights only, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s). Weber, Heap, Ayres & Greene, P.C., Newton, IL will be the closing agent.

**Agency:** SELLAFARM and its representatives are acting as Agents for the Seller.

**Approval of Bids:** Being sold subject to Owner Confirmation.

**Bidding:** All Bidding will be on a per acre basis from beginning to end on all Tracts. All bidding will be in increments of \$1,000, \$500, \$250, \$100 or \$50 per acre. No other increments will be acknowledged by auctioneer. 60 Second Timer will be placed on the screen once final countdown has begun. If any bids, Timer will reset.

**Other Announcements:** All information provided is from sources deemed reliable however not guaranteed. Parties relying on such are urged to perform due diligence and base their decisions upon that information. Announcements made on the podium day of the auction take precedence over any previous information.

**The Estate of Robert L. Coad - Seller**  
**Mark Coad - Representative**  
**Criag O. Weber - Attorney For Estate**



**SELLERS PAY  
ZERO**

WITH USE OF OUR BUYER'S PREMIUM  
(40 ACRES OR MORE)

**ZERO  
COMMISSION  
COST**

**ZERO  
ADVERTISING  
COST**

**ZERO  
SURVEY  
COST**  
(PAID BY BUYER)

**ZERO  
SURFACE TITLE  
SEARCH COST**

**ZERO  
SURFACE TITLE  
INSURANCE  
COST**

**ZERO  
12 MO.  
SELLER'S  
REAL ESTATE  
TAX**

**ZERO  
DEED  
PREPARATION**

**ZERO  
TRANSFER TAX  
DECLARATION  
PREP**

**ZERO  
STATE  
TRANSFER  
TAX**

**ZERO  
RECORDING  
FEES**

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