Lawrence Co. IL, Land Auction 80+/- Ac., 77.92+/- FSA 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



Lawrence County, Illinois Land Auction 80+/- Acres, 77.92+/- FSA Tillable Acres, Near Level Topography **VERY HIGH WEIGHTED PRODUCTIVITY OF 131.2!** Tuesday, October 31st, 2023, 5 PM Central **Auction Location: SELLAFARM Auction Center** 14024 State Route 1, Lawrenceville, IL 62439 The Patricia Kaufman Trust - Seller Linda Cheney, Succesor Trustee Thomas Gilley, Gilley Law Office - Attorney for Estate

See www.sellafarm.com for absentee biddin

SOUTH AERIAL



1 TRACT

80+/- Acres 77.92+/- FSA Tillable Acres

<u>Tract 1 – 80+/- FSA Acres, 77.92+/- FSA Cropland Acres, Near 100% Tillable, ALL NHEL.</u>

<u>High Productivity Rating of 131.2 with Level Topography!</u>

<u>Please Note: Drainage Ditch In Middle of Field Provides Opportunity for Tiling, If Desired / Needed! Culvert is Already Installed That Provides Quick Access to Both Halves of the Field!</u>

<u>Latitude:</u> 38.831499 **<u>Longitude:</u>** -87.826041

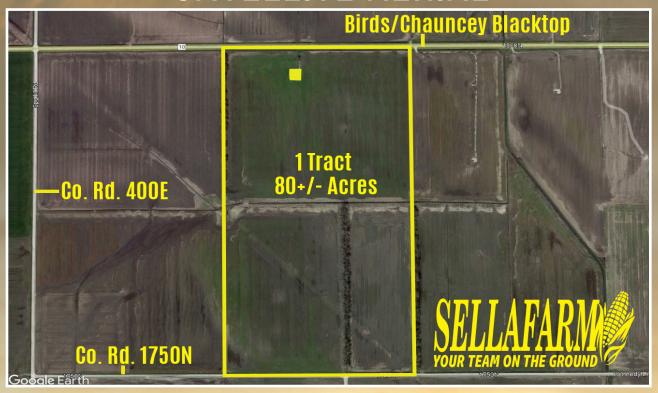
<u>Location:</u> From Illinois Route 1: Illinois Route 1 to Birds-Chauncey Blacktop (Co. Rd. 1800N), West approx. 7.75 Mi. to land location. Signs posted.

<u>From Sumner, IL:</u> US Route 50 to Sumner Blacktop (Co. Rd. 200E), North approx. 7 Mi. to Chauncey, IL, East approx. 2.25 Mi. to land location. Signs posted.

<u>From Oblong, IL:</u> Follow South Range Approx. 13.5 Mi to Chauncey, IL, East approx. 2.25 Mi. to land location. Signs posted.

Final Bid Price:

SATELLITE AERIAL



1 TRACT

ALL NHEL Very High Productivity of 131.2!

<u>Brief Legal:</u> East Half of the NW1/4 SW1/4 Section 35, Petty Township, Lawrence County, IL. T5N-R13W, less .26 Acre as Shown on Aerial.

<u>Access:</u> Full Frontage Access with Culvert Installed to County Highway 10 (Birds/Chauncey Blacktop, Co. Rd. 1800N), quality, hard surface County Maintained Road) Street on North Boundary -and- Co. Rd. 1750 (Kennedy Lane) with 2 Culverts Installed.

<u>Soils:</u> 142 Patton Silty Clay Laom, 0-2% slope, 73.64 Ac., 91.6%; 176A Marissa Silt Loam, 0-2% slope, 6.22 Acres, 7.7%; 132A Starks Silt Loam, 0-2% slope, .56 Ac., .7%; Weighted Productivity Index: 131.2. ALL NHEL Classification.

FSA Info: Farm No. 4311, Tract No. 301. Soybean Base Ac. 42.10, PLC Yield 40; Corn Base Ac. 40.40, PLC yield 101; Total Base Ac. 82.50. Digital copy of Maps & 156 Record are posted to www.sellafarm.com, view anytime under "Documents" Tab.

R.E. Estimated Taxes: Lawrence County Parcel Index Number 08-001-108-00. Estimated total tax of \$1,212.22. 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing, Buyer(s) thereafter. See digital copy of real estate GIS Map & Tax Bill that are posted to www.sellafarm.com, view anytime under "Documents" Tab.

SEE WWW.SELLAFARM.COM!

Visit <u>www.sellafarm.com</u> 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

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!

<u>Preview Date For Guided Polaris Tour & Questions:</u>

<u>Monday, October 23rd, 2 - 3 PM Central</u>

(Meet at Entrance on Birds/Chauncey Blacktop)

BUSY IN THE FIELD? 3 WAYS TO BID!

Auction Type: Live In Person With Live Online Bidding!

Option #1: Live In Person

SELLAFARM Auction Center, 14024 State Route 1, Lawrenceville, IL 62439

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

See www.sellafarm.com for online bidding registration link. Register once and be able to bid and buy at <u>ALL</u> 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!

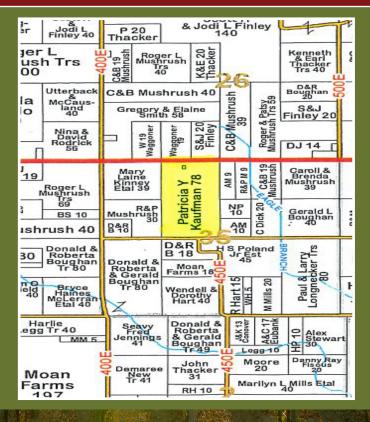
Please call our Lawrenceville Office at 618.943.4905 to pre-register!

Auction Date: Tuesday, October 31st, 2023, 5 PM Central

FSA MAP

PLAT MAP





TERMS AND CONDITIONS

<u>Farm Rights:</u> Current tenant to complete 2023 farm rights. Buyer(s) to have 2024 Farm Rights. Tenancy Termination has beem completed by seller's attorney.

<u>Mineral Rights:</u> Buyer to receive all interest in all oil, gas, hydrocarbons & any other minerals owned by sellers if any.

<u>Survey:</u> 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.

<u>Online Bidders</u>: Please take special note of the countdown timer shown on the screen. It may be extended at any moment to extend the auction. Please Note: any bid within the last 2 minutes will extend the auction for an additional 2 minutes. Online bidders are encouraged to bid early and often as technical issues may arise.

<u>Terms</u>: 10% down day of sale non-refundable escrow. 6% Buyer's Premium. Closing to occur as soon as necessary documents are prepared. <u>Closing to Occur Prior to Year's End, No Exceptions.</u> Have financial arrangements made prior to the auction as the sale is not contingent upon the Buyer(s) ability to obtain financing.

<u>Possession:</u> Possession date of closing, subject to the existing farm tenant for the 2023 season. Closing to Occur Prior to Year's End, No Exceptions.

<u>Title:</u> 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).

<u>Closing Agent:</u> Lawrence Co. Title, Lawrenceville, IL will be the closing agent on the property. Preliminary Title Commitment is posted to www.sellafarm.com, view anytime under "Documents" Tab.

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

Approval of Bids: Being sold subject to Owner Confirmation.

<u>Bidding:</u> All Bidding will be on a per acre basis from beginning to end. All bidding will be in increments of \$1,000, \$500, \$250, \$100 or \$50 per acre. No other increments will be acknowledged by auctioneer. Countdown timer of 2 minutes, If any bids, Timer will reset.

<u>Other Announcements:</u> 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 Patricia Kaufman Trust - Seller
Linda Cheney, Succesor Trustee
Thomas Gilley, Gilley Law Office - Attorney For Estate



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