

Jasper Co. IL, Land Auction 118.4+/- Ac., 116+/- 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

118.4+/- Acres, 116+/- Tillable, High Percentage Tillable Fields

All Contiguous Tillable Land with Excellent Access to Major Highways &
Grain Terminals, Level Topography

Thursday, December 7th, 2023, 5 PM Central

Auction Location: SELLAFARM Auditorium

101 S. Jackson, Newton, IL

The The Heirs of Charles Fritschle – Seller

Steven A. Greene - Attorney

See www.sellafarm.com for absentee bidding!

EAST AERIAL



TRACT 1

**41.25+/- Acres, 40.52+/- Tillable
ALL NHEL, Level Topography**

**Tract 1 – 41.25+/- Deeded Acres, 40.52+/- FSA Tillable Acres, Near 100% Tillable, ALL NHEL
Near Level Topography, Quick Access to Major Area Highway & Local Grain Terminals!**

Latitude: 38.948548 **Longitude:** -88.228922

Location: Tract 1 Adjoins Tract 2 Directly to the East. All Land is Contiguous! This is Your Opportunity to Buy a Large Section of Ground! Save Time & Money by Not "Roading" Equipment!

Brief Legal: NE1/4 NE1/4, Section 20, Smallwood Township, Jasper County, Illinois. T6N-R9E. Brief Legal Descriptions are posted to www.sellafarm.com, view anytime.

Access: Direct Access on East to Co. Rd. 800th Street & Direct Access on North to Co. Rd. E. 700th Ave.

Soils: 13A Bluford Silt Loam, 0-2% slope, 20.41 Ac., 49.9%; 12A Wynoose Silt Loam, 0-2% slope, 10.59 Ac., 25.9%; 218A Newberry Silt Loam, 0-2% slope, 5.99 Ac., 14.7%; 13B2 Bluford Silt Loam, 2-5% slope, 2.58 Ac., 6.3%; 2A Cisne Silt Loam, 0-2% slope, 1.17 Ac., 2.9%; 7C2 Atlas Silt Loam, 5-10% slope, .14 Ac., .3%; **Weighted Productivity Index of Tillable: 101.7. ALL NHEL.** Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

R.E. Estimated Taxes: Real Estate Jasper County Parcel Index Number: 78-12-20-200-002. Total Estimated Tax Bill: \$831.94. 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 for digital copies of the estimated tax bills, view anytime.

WEST AERIAL



TRACT 2

**77.15+/- Acres, 75.62+/- Tillable
Most NHEL, Level Topography**

**Tract 2 – 77.15+/- Deeded Acres, 75.62+/- FSA Tillable Acres, , Near 100% Tillable, Most NHEL
Tillable Features Near Level Topography, Quick Access to Major Area Highway & Local Grain Terminals!**

Latitude: 38.948122 **Longitude:** -88.223405

Location: Tract 2 Adjoins Tract 1 Directly to the West. All Land is Contiguous! This is Your Opportunity to Buy a Large Section of Ground! Save Time & Money by Not "Roading" Equipment!

Brief Legal: Part of the NW1/4, NE1/4 & SW1/4, NE1/4, Section 20, Smallwood Township, Jasper County, Illinois. T6N-R9E. Brief Legal Descriptions are posted to www.sellafarm.com, view anytime.

Access: Direct Access on North to Co. Rd. E. 700th Ave.

Soils: 218A Newberry Silt Loam, 0-2% slope, 20.29 Ac., 26.3%; 48A Ebbert Silt Loam, 0-2% slope, 11.76 Ac., 15.2%; 13A Bluford Silt Loam, 0-2% slope, 10.88 Ac., 14.1%; 12A Wynoose Silt Loam, 0-2% slope, 10.61 Ac., 13.7%; 7C2 Atlas Silt Loam, 5-10% slope, 6.08 Ac., 7.9%; 912A Hoyleton-Darmstadt Silt Loams, 0-2% slope, 5.26 Ac., 6.8%; 13B2 Bluford Silt Loam, 2-5% slope, 4.85 Ac., 6.3%; 2A Cisne Silt Loam, 0-2% slope, 4.34 Ac., 5.6%; 991A Cisne-Huey Silt Loams, 0-2% slope, 2.42 Ac., 3.1%; 8F Hickory Silt Loam, 1-35% slope, .74 Ac., 1%; Weighted Productivity Index of Tillable: 105.7. 58.91 NHEL Acres, 16.71 HEL Acres. Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime. **Weighted Productivity Index of Tillable: 99.5. 58.91 NHEL Acres, 16.57 HEL Acres).** Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

R.E. Estimated Taxes: Real Estate Jasper County Parcel Index Number: 78-12-20-200-009. Total Estimated Tax Bill: \$1,850.66. 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 for digital copies of the estimated tax bills, view anytime.

Final Bid Price:

SELLAFARM / 03

SEE WWW.SELLAFARM.COM!

Visit 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

LOCATION / DIRECTIONS

All Land is Contiguous! This is Your Opportunity to
Buy a Large Section of Ground!

Save Time & Money by Not "Roading" Equipment!

Directional Signs and Full-Color, Multi-Page Brochures posted.

From Newton, IL Courthouse Square: West 2.4+/- Mi. on Illinois Route 33 to Co. Rd. N. 900th Street (Bogota Road), South 4+/- Mi. to Co. Rd. E. 600th Ave, West 1+/- Mi. to Co. Rd. N. 800th Street, North 1 Mi. to Land Location.

From Sainte Marie, IL: From 4 – Way Stop in Sainte Marie, West on Co. Highway 18 (Co. Rd. E. 600th Ave) to Intersection of IL Route 130 , Continue West 6+/- Mi. to Co. Rd. N. 800th Street, North 1 Mi. To Co. Rd. E.700th Ave, West .25+/- Mi. to Land 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

Auction Date: Thursday, December 7th, 5 PM Central

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 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

FSA MAP



GROUND PHOTO



TERMS AND CONDITIONS

FSA Info: Farm No. 4329, Tract No. 6279. Corn Base 59.51 Ac., PLC yield 135; Soybean base 56.63 Ac., PLC yield 46; Total Base Ac. 116.14. Digital copy of FSA Maps & FSA 156 EZ are posted to www.sellafarm.com, view anytime.

Farm Rights: Buyer(s) to have 2024 Farm Rights. Tenancy Termination has been completed. Seller(s) to Retain 2023 Farm Income.

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

Possession: Possession date of closing.

Survey: Advertised Acres are gathered from county/tax records & Farm Service Agency Information. Digital copies are posted to www.sellafarm.com, view anytime. 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 2 Minute Countdown timer. Online bidders are encouraged to bid early and often as technical issues may arise. 2 Minute 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).

Closing Agent: Weber, Heap, Ayres & Greene, P.C., Newton, IL will be the closing agent on the property. Steven A. Greene – Attorney for Seller. Preliminary Title Commitment will be posted to www.sellafarm.com prior to auction date, view anytime under "Documents" Tab.

Agency: SELLAFARM, Your Team on the Ground 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. 2 Minute Countdown 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.

[Log onto www.sellafarm.com](http://www.sellafarm.com) downloadable multi-page brochure, aerials, FSA Maps, Soil & Topography Maps, drone tour, ground photos & plats.

**The Heirs of Charles Fritschle – Seller
Steven A. Greene - Attorney**

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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