Crawford Co., IL Land Auction 176.41+/- Ac., 140.34+/- 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



Crawford County, Illinois Land Auction 176.41+/- Acres, 140.34+/- Tillable, High Percentage Tillable Fields Development Potential to Meet High Demand (see Housing Study) **Excellent Access to Major Highways & Grain Terminals** Thursday, April 25th, 2024, 5 PM Center **Auction Location: Robinson Community Center** 300 South Lincoln Street, Robinson, IL 62454 The Irvin & "Flo" Henderson Property - Seller by Stephanie Henderson Boyd, Lea Reo & Allan Lake

See www.sellafarm.com for absentee bidding!

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

Royalty Income Accounting
Indiana DNR Classified Forest Mapping

LOCATION & GUIDED TOUR

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.

<u>From Robinson, IL: From East Edge of Robinson, IL, (Wal-Mart Shopping</u>
Center Stop Light) continue on Illinois Route 33 for .25 Mi to Land Location.

<u>Sellafarm invites Prospective Buyer(s) to walk the land at their</u>
<u>Convenience Prior to Crops Being Planted!</u>

Preview Date for Guided Polaris Tour & Questions:

Wednesday, March 27th, 12 – 2 PM Central

-andWednesday, April 17th, 12 – 2 PM Central

For more information, please contact
Land Specialist and Listing Broker Zane Parrott at 812-890-5452!

BUSY IN THE FIELD? 3 WAYS TO BID!

Auction Type: Live In Person With Live Online Bidding!

Option #1: Live In Person
Robinson Community Center, 300 S. Lincoln Street, Robinson, IL 62454

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: Thursday, April 25th, 5 PM Central

MINERAL INTEREST & POSSESSION

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

<u>Possession:</u> Possession Date of closing on all Tracts, subject to the rights of the existing farm tenant.

INVESTMENT / DEVELOPMENT

The City of Robinson & Crawford County is on board with future development projects to meet their increasing demand and is eager to work simultaneously with developers! The gentle rolling topography of the land is well suited for development of much needed single family, condo, duplex and multi-family housing.

<u>Excellent Opportunity to implement a Phase Building Plan.</u> <u>Build in Phases -&- Have Cash Flow from the Remaining Farmland!</u>

<u>Housing Study:</u> Copy of the 2023 Strategic Planning Analysis, Economic & Residential Outlook, Crawford County, Illinois is posted to www.sellafarm.com, view anytime under "Documents" Tab.

Residential Outlook: "Crawford County Market Area could support construction of 210 new residential units annually during the initial 2023-2027 forecast period (or 1,050 units through 2027) if supply were made available and market consistent rent/sales prices are maintained." then continues "Could Advance to an annual pace of 230 on a sustaining basis." Page 2.8 - Tracy Cross & Associates, Inc

<u>Access:</u> This incredible tract of land features two Main entrances from the South via Illinois Route 33.

<u>Topography:</u> Gently Rolling Topography with many, large near-flat areas.

<u>Utilities:</u> Natural Gas, Municipal Water & Sanitary Sewer Available Nearby.

School District: Robinson Community School District

Short Distances to Major Employers, Shopping, Healthcare, College & More!

1.2 Mi. To Marathon Petroleum Refining

2 Mi. To Hershey Candy

2.8 Mi. To Lincoln Trail College

3.3 Mi. To Robinson Correctional Center

4.6 Mi To Crawford County Airport

27.7 Mi to Mid-American Air Center (Lawrenceville) One of Just 8 Foreign Trade Zones in the State

.5 Mi. To Wal-Mart Super Center

.3 Mi. to Nearest Acute Care Clinic (Wabash Valley Occupational Health & Acute Care Clinic)

.3 Mi. to Taco Bell

.45+/- Mi. to several Restaurants & Businesses including Pizza Hut, Jersey Mikes, Rosati's, Dollar Tree, H&R Block, & More

EXC. LOCATION FOR FARMERS

Excellent Location for Farm Operations!

"From the Field, To the Elevator"

Just Miles to Several Crawford County Grain Terminals!

5.2 Mi. To Lincoln Land Energy (Ethanol Plant), Near Palestine, IL
5.8 Mi. to Mont Eagle Mills, Palestine, IL
9.7 Mi. To Mont Eagle Mills, Flat Rock, IL
10.8 Mi. To Mont Eagle Mills, Oblong, IL
16.2 Mi. To Annapolis Grain Co, Annapolis, IL

Going to Your Own Private Grain Storage? No Worries.

Quick Access to all Major Illinois Highways (IL Route 1 & IL Route 33)

Designated Truck Routes in All Directions!

Possible Improvements to Increase YOUR Yield!

Several Thin Tree Lines & Tree Groupings Could Possibly be Removed & Wooded Areas Pushed Back to Add Even More Tillable Land / Prevent Nutrient Loss!

Improvements in Water Management Practices including Field Tiling and Terraces Would Benefit the Farm. Currently Winter Cover Crops are Managing Erosion "Hot Spots" throughout the Winter.

TRACT 1 GOUND PHOTOS





TRACT 1

130.47+/- Acres 110.88+/- Acres FSA Tillable

Tract 1 – 130.47+/- Acres, 110.88+/- FSA Acres Tillable

<u>Tree Line Clearing Could Increase Tillable Acres & Yields - Large Main Field Offering Level Topography with</u>
Gentle Rolling Outer Boundaries - Quick Access to Major Area Highway & Local Grain Terminals!

<u>Latitude:</u> 39.010457 **<u>Longitude:</u>** -87.717376

<u>Brief Legal:</u> Part of Section 35, Robinson Township, Crawford County, IL. T7N-R12W. Please See www.sella-farm.com for digital copies of plat, view anytime.

Access: Access to Southern End of field via existing lane to Illinois Route 33.

<u>Soils:</u> 214C2 Hosmer Silt Loam, 5-10 slope, 34.03 Ac., 36.7%; 214B Hosmer Silt IOam, 2-5% slope, 33.51 Ac., 26.3%; 164A Stoy Silt Loam, 0-2% slope, 24.66 Ac., 19.3% 3333A Wakeland Silt Loam, 0-2% slope, 15.32 Ac., 12.0%; 112A Cowden Silt Loam, 0-2% slope, 12.94 Ac., 10.1%; 946D2 Hickory-Atlas Complex, 10-18% slope, 4.61 Ac., 3.6%; 164B Stoy Silt Loam, 2-5% slope, 2.48 Ac., 1.9%; <u>Weighted Average Productivity Index (WPI):</u> 104.1. Majority NHEL. Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

R.E. Estimated Taxes: Crawford County Parcel Index Numbers: 05-4-35-000-017-000 (\$1,856), Please note: this index number currently includes land plus 5.20+/- acre homestead with buildings NOT included in auction, this is estimate with those items removed), 05-1-35-000-020-000 (\$427.68), 05-1-35-000-021-000 (\$160.14), plus small 2.98+/- acre parcel (no current Index Number or taxes). Total Estimated Tax Bill: \$2,443.82. 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:

NORTH AERIAL



TRACT 2

30+/- Acres 23.65+/- Acres FSA Tillable

<u>Tract 2 – 30+/- Acres, 23.65+/- FSA Acres Tillable</u>

<u>Latitude:</u> 39.016877 **<u>Longitude:</u>** -87.715644

<u>Brief Legal:</u> Part of SW1/4 SW1/4 Section 26, Robinson Township, Crawford County, IL. T7N-R12W. Please See www.sellafarm.com for digital copies of plat, view anytime.

<u>Access:</u> Access to Southern portion of field via Newly Created Easement (If sold separate). Please Note: There is no current legal access from the North (Co. Rd. E. 1150th Avenue).

Soils: 3333A Wakeland Silt Loam, 0-2% slope, 15.32 Ac., 50.9%; 946D2 Hickory-Atlas Complex, 10-18% slope, 7.16 Ac., 23.8%; 164A Stoy Silt Loam, 0-2% slope, 6.26 Ac., 20.8%; 214B Hosmer Silt Loam, 2-5% slope, 1.33 Ac., 4.4%; Weighted Average Productivity Index (WPI): 104.9. Majority HEL. Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

R.E. Estimated Taxes: Crawford County Parcel Index Number: 05-1-26-000-010-000. Total Estimated Tax Bill: \$514.90. 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.

EAST AERIAL



TRACT 3

15.94+/- Acres 6.13+/- Acres FSA Tillable

<u>Latitude:</u> 39.014160 **<u>Longitude:</u>** -87.711199

<u>Brief Legal:</u> Part of W1/2 NW 1/4 Section 35, Robinson Township, Crawford County, IL. T7N-R12W. Please See www.sellafarm.com for digital copies of plat, view anytime.

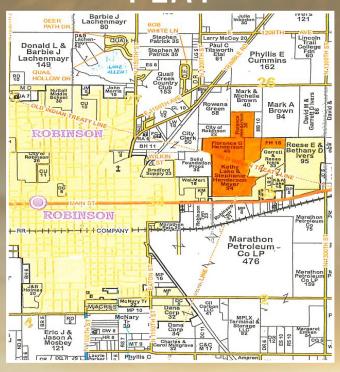
Access: Access to Eastern End of field from South via Lane from Illinois Route 33.

Soils: 3333A Wakeland Silt Loam, 0-2% slope, 11.96 Ac., 83.1%; 164A Stoy Silt Loam, 0-2% slope, 1.00 Ac., 6.9%; 946D2 Hickory-Atlas Complex, 10-18% slope, .85 Ac., 5.9%; 214B Hosmer Silt Loam, 2-5% slope, .36 Ac., 2.5%; 8F Hickory-Silt Loam, 18-35% slope, .14 Ac., 1%; 214C2 Hosmer Silt Loam, 5-10% slope, .08 Ac., .6%; Weighted Average Productivity Index (WPI): 111.6. Tillable NHEL. Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

R.E. Estimated Taxes: Crawford County Parcel Index Number: 05-1-35-000-012-000. Total Estimated Tax Bill: \$283.82. 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.

PLAT

FSA MAP





FARM SERVICE INFORMATION

Farm Service Agency Information:

FSA Info: Farm No. 7501, Tract No. 6324. Corn Base 79.16 Ac., PLC yield 124; Wheat Base 79.01 Ac., PLC yield 44; Total Base Ac. 158.17.

Please Note: this includes areas not included in the auction.

Digital copy of FSA Maps & FSA 156 EZ are posted to www.sellafarm.com, view anytime.

Farm Rights: Current tenant to have 2024 Farm Rights.

Buyer(s) to receive One-half (1/2) of 2024 Cash Rent -or- \$77 Cash Rent Per Acre based on the number of tillable acres purchased.

Total 2024 Cash Rent: \$154 Per Acre.

TERMS AND CONDITIONS

Survey: Advertised Acres are gathered from county/tax records, previous surveys, Farm Service Agency Mapping along with other digital mapping systems. Digital copy of FSA Maps, FSA 156 EZ & Crawford County GIS Aerials 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.

<u>Online Bidders:</u> 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.

<u>Contract:</u> Immediately upon auction close, the high bidder(s) will enter into real estate at auction purchase agreement. High Bidder(s) shall not sell, trade or transfer purchase agreement.

<u>Total Contract Price:</u> To be determined by: hammer price plus 6% buyer's premium to arrive at total Contract Price.

<u>Earnest Money:</u> 10 Percent (10%) of Total Contract price shall be due at auction contract signing to act as Non-Refundable Escrow. Payment may be in the form of a cashier's check, personal check, company check or wired funds. Earnest money will be held in Escrow Account until date of closing then transferred to closing agent.

<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). Crawford County Title, 302 E. Main Street, Robinson, IL 62454 will be updating the title insurance. Preliminary Title Commitment will be posted to www.sellafarm.com once completed, view anytime under "Documents" Tab.

<u>Closing Agent & Location:</u> Crawford County Title, 302 E. Main Street, Robinson, IL 62454 will be the closing agent on the property.

<u>Closing:</u> Closing to occur as soon as necessary documents are prepared. Have financial arrangements made prior to the auction as the sale is not contingent upon the Buyer(s) ability to obtain financing.

<u>Agency:</u> 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 Procedure: 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. No Combinations due to Different Ownership Parties. 60-Second Countdown Timer will be placed on the screen once final countdown has begun. If any bids, Timer will reset. Digital copy of the Bidding Procedure for the Henderson Property is posted to www.sellafarm.com, view anytime.

<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.

<u>Log onto www.sellafarm.com downloadable multi-page brochure, aerials, FSA Maps, Soil & Topography Maps, drone tour, ground photos & plats.</u>

For more information, please contact Land Specialist and Listing Broker Zane Parrott at 812-890-5452!



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