Lawrence Co., IL Land Auction 126.43+/- Ac., 88.55+/- 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 126.43+/- Acres, 88.55+/- Tillable, Water Management in Place, High Percentage Tillable Field with Excellent Access to Major Area Highways & **Grain Terminals in All Directions** Being Offered in 2 Tracts to Suite Your Needs!

Bid Live In Person -or- Live Online at www.sellafarm.com Thursday, October 3rd, 2024, 5 PM Central

Auction Location: SELLAFARM / Parrott Auction Center

14024 State Route 1, Lawrenceville, IL 62439 (2.5 Mi. North of Lawrenceville) Betty O'Brien, Debbie Lin, Eric Smith,

Jessica Aldridge (Smith) and Cindy Wilson – Sellers

See www.sellafarm.com for absentee biddin

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

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.

<u>Location: From Lawrenceville, IL:</u> Approx. 11 Mi. West of Lawrenceville, IL on US Route 50 to Co. Rd. 100E (Hadley Raod), South 1.6 Mi. to land location.

<u>-OR- From Sumner, IL (in-Town):</u> Christy Street to Cedar Lane, West approx. 1.6+/- Mi. to Co. Rd. 100E (Hadley Road), South .5 Mi. to land location.

-OR- From Olney, IL (Intersection of Rt. 130 & Rt. 50): Approx. 11.25 Mi. East of Olney, IL on US Route 50 to Co. Rd. 100E (Hadley Road), South 1.6+/- Mi. to land location.

BUSY IN THE FIELD? 3 WAYS TO BID!

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

Option #1: Live In Person

SELLAFARM / Parrott Aucion Center

14024 State Route 1, Lawrenceville, IL 62439

3+/- Miles North of Lawrenceville on Illinois Route 1

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!

FARM - MINERAL RIGHTS - INSPECTION

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

<u>Farm Rights:</u> Buyer(s) to have 2025 Farm Rights. Tenancy Termination letter for the 2025 Crop Season will be completed by seller's attorney. Copy will be provided to Tract 1 winning bidder date of auction. Seller to retain 2024 Farm Income.

Inspection Dates to meet SELLAFARM Land Specialist Zane Parrott for a tour of the property -or- Answer any Question You May Have!

Monday, September 9th, 3 - 4 PM Central -and-Monday, September 30th, 3 - 4 PM Central

Buyer(s) are welcome to drive the land at their Convenience!

<u>Field Edge has Been Mowed!</u>
<u>Easily Travel Fields Edge with Side by Side or Four-Wheeler!</u>

EAST AERIAL



TRACT 1

108.43+/- Acres, 88.55+/- Tillable

<u>Tract 1 – 108.43+/- Acres, 88.55+/- Acres Tillable</u> <u>Latitude:</u> 38.70918 <u>Longitude:</u> -87.898408

<u>Brief Legal:</u> Part of Section 7, Christy Township, Lawrence Co., IL. T3N-R13W.

Access: Direct Access to Co. Rd. 100E (Hadley Road) on East.

Soils: 2A Wynoose Silt Loam, 0-2% slope, 41.58 Ac., 38.6%; 13A Bluford Silt Loam, 0-2% slope, 16.78 Ac., 15.5%; 13B2 Bluford Silt Loam, 2-5% slope, 11.16 Ac., 10.3%; 13B Bluford Silt Loam, 2-5% slope, 9.83 Ac., 9.1%; 8382A Belknap Silt Loam, 0-2% slope, 9.23 Ac., 8.5%; 14C2 Ava Silt Loam, 5-10 Slope, 9.06 Ac., 8.4%; 14D3 Ava Silty Clay Loam, 7-12% slope, 5.19 Ac., 4.8%; 929D3 Hickory-Ava Complex, 7-12% slope, 4.13 Ac., 3.8%; 14B Ava Silt Loam, 2-5% slope, .90 Ac., .8%; 14C3 Ava Silty Clay Loam, 4-7% slope, .17 Ac., .2%; **Weighted Productivity Index: 96.7.**

R.E. Estimated Taxes (Entire Farm): Lawrence County Assessor Parcel Index Number(s): 04-000-117-00 (\$280.32), 04-000-120-00 (\$131.24), and 04-000-125-00 (\$955.36) for an estimated total of \$1,366.92 -or- \$10.81 per acre. If sold separate, County to divide accordingly. 2024 taxes, due & payable 2025 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing, Buyer(s) thereafter. See digital copy of real estate tax bills that are posted to www.sellafarm.com for tax bills, view anytime.

Final Bid Price:

WEST AERIAL



TRACT 2

18+/- Acres, All Wooded Possible Expansion of Tillable

<u> Tract 2 – 18+/- Acres, All Wooded</u>

<u>Possible Expansion for Added Tillable Acre, Full Water Management Potential Latitude:</u> 38.70721 <u>Longitude:</u> -87.896376

Brief Legal: Part of the N1/2 SE1/4 Section 7, Christy Twp, Lawrence Co., IL. T3N-R13W.

Access: Direct Access to Co. Rd. 100E (Hadley Road) on East.

Water Management: Several waterways convene in the property providing quality drainage possibilities for Tract 1. Please Note: This farm utilizes various water management techniques to effectively control water on the farm. These include grass water ways and inlets to subterranean drainage tile. Photos of inlets are posted to www.sellafarm.com. If sold separate, Buyer(s) agree that Tract 2 will be sold subject to Farm Drainage agreement as posted to www.sellafarm.com.

Recreational: This property features a mixture of hard and softwoods throughout the property. History of quality hunting in the area can easily be found and signs of wildlife are everywhere! Agricultural fields provide food sources in all directions, many grass waterways in the neighborhood provide ample bedding opportunities, and several waterways convene in the property providing year round water source.

GROUND PHOTOS - TRACT 1





SATELLITE AERIAL

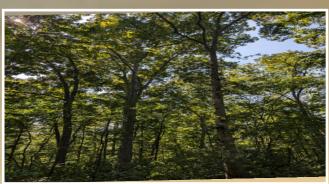


Final Bid Price:

GROUND PHOTOS - TRACT 2

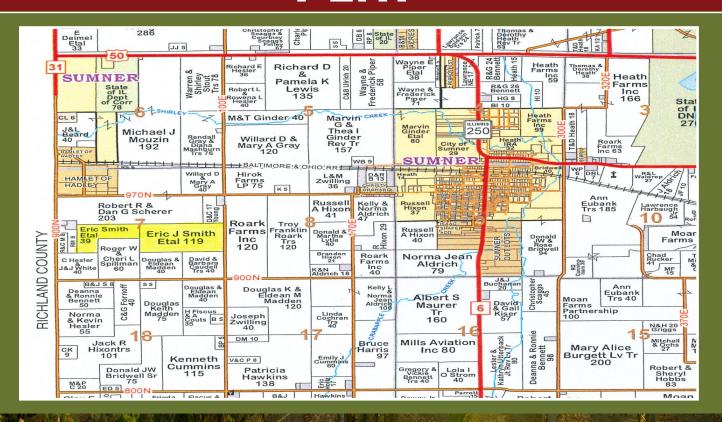




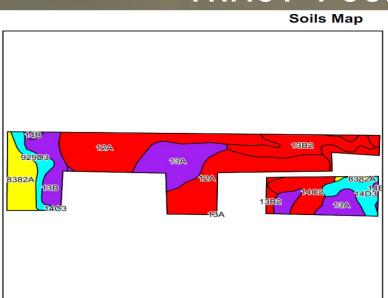


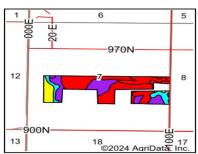


PLAT



TRACT 1 SOIL MAP





State: Illinois
County: Lawrence
Location: 7-3N-13W
Township: Christy
Acres: 108.03
Date: 8/27/2024







Soils data	a provided by USD	A and NF	RCS.			©20	24 AgriData.	, Inc.		© AgriData, Inc		www.AgriDataInc.c	om	Š	
	nbol: IL101, Soil			4											
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
12A	Wynoose silt loam, 0 to 2 percent slopes	41.58	38.6%		FAV	128	42	51	0	108	4.30	97	68	51	6
13A	Bluford silt loam, 0 to 2 percent slopes	16.78	15.5%		FAV	136	44	55	0	110	3.40	101	66	62	6
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	11.16	10.3%		FAV	**129	**42	**52	0	**105	**3.20	**96	51	48	5
**13B	Bluford silt loam, 2 to 5 percent slopes	9.83	9.1%		FAV	**135	**44	**54	0	**109	**3.40	**100	66	62	6
8382A	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	9.23	8.5%		FAV	156	52	63	75	0	4.90	117	80	79	6:
**14C2	Ava silt loam, 5 to 10 percent slopes, eroded		8.4%		UNF	**120	**39	**49	0	**95	**2.90	**89	54	54	5.
**14D3	Ava silty clay loam, 7 to 12 percent slopes, severely eroded	5.19	4.8%		UNF	**96	**32	**39	0	**76	**2.40	**71	58	58	56
**929D3	Hickory-Ava complex, 7 to 12 percent slopes, severely eroded	4.13	3.8%		FAV	**99	**34	**41	**24	**38	**2.50	**75	64	64	5:
**14B	Ava silt loam, 2 to 5 percent slopes	0.90	0.8%		UNF	**134	**44	**54	0	**106	**3.30	**99	65	61	6
**14C3	Ava silty clay loam, 4 to 7 percent slopes, severely eroded	0.17	0.2%		UNF	**102	**33	**41	0	**81	**2.50	**75	60	60	5
				Weighted	d Average	129.1	42.3	51.9	7.3	93.5	3.7	96.7	*n 64.9	*n 57	*n 6

©2024 AgriData, Inc.

FSA MAP



FSA BASE ACRES

			F	arm Land D	ata				
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
130,50	88.55	88.55	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP	Effective DCP Cropland		Double Cropped		MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	88.55		4.30		0.00	0.00	0.00	0.00

	Crop Election Choice	
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data								
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP				
Wheat	4.30	0.00	40	0				
Corn	44.40	0.00	115	0				
Soybeans	44.10	0.00	44	0				
TOTAL	92.80	0.00						

TERMS AND CONDITIONS

FSA Info: Farm No. 3478, Tract No. 3110. Corn Base Ac. 44.40, PLC Yield 115; Soybean Base Ac. 44.10, PLC Yield 44; Wheat Base Ac. 4.30, PLC Yield 40; Total Base Ac. 92.80. See digital copy of FSA Maps & 156 Records that are posted to www.sellafarm.com, view anytim.

<u>Water Management:</u> This farm utilizes various water management techniques to effectively control water on the farm. These include grass water ways and inlets to subterranean drainage tile. Photos of inlets are posted to www.sellafarm.com. If sold separate, Buyer(s) agree that Tract 2 will be sold subject to Farm Drainage agreement as posted to www.sellafarm.com.

<u>Possession: Tract 1:</u> Possession date of closing, subject to the rights of the existing farm tenant for the 2024 Crop Year. <u>Tract 2:</u> Possession date of closing.

Survey: Advertised Acres are gathered from county/tax records, Farm Service Agency Mapping, and other digital mapping systems. Digital copy of FSA Maps and FSA 156 are posted to www.sellafarm.com, view anytime. Actual surveyed acres may change. Any survey cost to be paid by buyer(s), divided equally among the number of 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>Terms:</u> 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 45 days or less. Have financial arrangements made prior to the auction as the sale is not contingent upon the Buyer(s) ability to obtain financing.

<u>Title:</u> Seller shall furnish the buyer(s) at SELLAFARM'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>Title Insurance Agent & Closing Agent:</u> Lawrence County Title, Lawrenceville, IL will be the closing agent on the transaction. SELLAFARM, Your Team on the Ground, will post Preliminary Title Commitment to www.sellafarm.com once available under "Documents Tab". Winning Bidder(s) will be provided copy on auction date.

<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.

<u>Bidding:</u> 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.

<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.



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