## Lawrence Co., IL Land Auction 103.33+/- Ac., 100.88+/- 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

## YOUR TEAM ON THE GROUND

Lawrence County, Illinois Land Auction 103.33+/- Acres, 100.88+/- Tillable, High Productivity Index, ALL NHEL High Percentage Tillable Fields, Each with Direct Road Frontage Major Area County Highways & Grain Terminals in All Directions Simulcast Auction with Live In-Person -or- Live Online Bidding Thursday, November 21st, 2024, 5 PM Central Auction Location: SELLAFARM Auction Center 14024 State Route 1, Lawrenceville, IL 62439 (3+/- Mi. North of Lawrenceville) The Maxine Spitler Trust – Seller **Peoples State Bank of Newton Trust Department** Melisa Griffin – Trust Officer Frank Weber of Weber, Heap, Ayres & Green – Representing Attorney

#### 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

## LOCATION / DIRECTIONS

All Land is Within 1 Mile! Save Time & Money by Not "Roading" Equipment! Directional Signs and Full-Color, Multi-Page Brochures posted. Approximate Front Corners Flagged.

Tract 1 & 2 Location:

From Sumner, IL (Intersection of US Route 50 & Chauncey Blacktop): Approx. 4 Mi. North of US Route 50 on Co. Hwy. 7 / Co. Rd. 220E (Chauncey Road) to Co. Rd. 1500 N (Petty School Lane), East 1.8 Mi. to Co. Rd. 400E (Spring Hill Road), South .3 Mi. to land.

<u>-OR- From Chauncey, IL:</u> Approx. 3 Mi. South of Chauncey on Co. Hwy 7 / Co. Rd. 220E (Chauncey Road), to Co. Rd. 1500N (Petty School Lane), East 1.8 Mi. to Co. Rd. 400E (Spring Hill Road), South .3 Mi. to land.

#### Tract 3 Location:

From North Boundary of Tract 2 (Intersection of Co. Rd. 400E (Spring Hill Road) & Co. Rd. 1470N): Head East on Co. Rd. 1470N / Co. Rd. 420E (Anglin Road), to Co. Rd. 500E (Pleasant View Rd), North .25 Mi. to Land.

#### BUSY IN THE FIELD? 3 WAYS TO BID!

Auction Type: Simulcast Auction Bid Live In Person -or- Live Online!

<u>Option #1: Live In Person</u> <u>Thursday, November 21st, 5 PM Central</u> SELLAFARM / Parrott Aucion Center 14024 State Route 1, Lawrenceville, IL 62439 3+/- Miles North of Lawrenceville on Illinois Route 1

<u>OPTION #2: Bid Live Online from Your phone, tablet or computer!</u> 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.

**Farm Rights:** Buyer(s) to have 2025 Farm Rights. Tenancy Termination letter for the 2025 Crop Season has been completed by seller's attorney. Copy will be provided to Winning Bidder(s) date of auction.

Trust / Seller to retain 2024 Farm Income.

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

> Monday, November 4th, 2 - 3 PM Central -and-Monday, November 18th, 2 - 3 PM Central

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

## TRACTS 1 & 2 NORTH AERIAL



#### **TRACT 1** Tract 1 – 40+/- Acres. Near 100% Tillable

04 / SELLAFARM

#### 40+/- Acres, Near 100% Tillable

Latitude: 38.781422 Longitude: -87.830133

Brief Legal: NW1/4 SW1/4 Section 14, Petty Twp, Lawrence Co., IL. T4N-R13W.

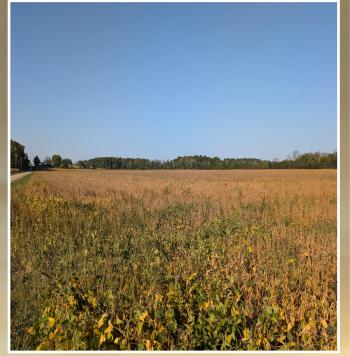
Access: Full Frontage, Direct Access to Co. Rd. 400E (Spring Hill Road) on West.

Soils: 8071 Darwin Silty Clay, 32.75 Ac., 81.9%; 184A Roby Fine Sandy Loam, 0-2% slope, 5.31 Ac., 13.3%; 7072A Sharon Silt Loam, 0-2% slope, 1.94 Ac., 4.8%;

#### Weighted Productivity Index: 111.5. FSA Classification: NHEL

**Real Estate Taxes (Estimated):** Lawrence County Assessor Parcel Index Number (40 Acres): 08-000-580-00, Total Estimated Tax of \$494.28 -or- \$12.36 per acre. 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.

#### **TRACT 1 GROUND PHOTOS**





## **GROUND PHOTO**





## TRACTS 1 & 2 EAST AERIAL



## TRACT 2

#### 33.77+/- Acres, 32.77+/- Ac. Tillable

 Inact 2 – 33.77+/- Acres, 32.77+/- Acres Tillable

 Latitude:
 38.784935

 Longitude:
 -87.830398

<u>Brief Legal:</u> SW/14 NW/14 Section 14, Petty Township, Lawrence Co., IL. T4N-R13W, Less 5 Acre Homestead & Less 1.23 Acres for Church Cemetery,

<u>Access:</u> Direct Access to Co. Rd. 400E (Spring Hill Road) on East -and- Co. Rd. 1470N (Anglin Road) on North.

**Soils:** 8382A Belknap Silt Loam, 0-2% slope, 12.77 Ac., 37.6%; 8071 Darwin Silty Clay, 6.64 Ac., 19.5%; 929D3 Hickory-Ava Complex, 7-12% slope, 4.81 Ac., 14.1%; 14C3 Ava Silty Clay Loam, 4-7% slope, 4.49 Ac., 13.2%; 7072A Sharon Silt Loam, 0-2% slope, 3.66 Ac., 10.8%; 14C2, Ava Silt Loam, 5-10% slope, 1.04 Ac., 3.1%; 7208 Sexton Silt Loam, .59 Ac., 1.7%;

#### Weighted Productivity Index: 104. FSA Classification: NHEL

**<u>Real Estate Taxes (Estimated)</u>**: Lawrence County Assessor Parcel Index Number (33.77 Acres): 08-000-577-00, Total Estimated Tax of \$437.40 -or- \$12.95 per acre. 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.



#### TRACT 2 GROUND PHOTOS





## **GROUND PHOTO**





## TRACT 3 NORTH AERIAL

Co. Rd. 500E (Pleasant View Hill) SELLARARDON THE GROUND B

## TRACT 3

#### 29.56+/- Acres, 26.64+/- Ac. Tillable

Tract 3 – 29.56+/- Acres, 26.64+/- Acres Tillable Latitude: 38.775747 Longitude: -87.813095

**Brief Legal:** Approx. the North 3/4 of SW1/4 SW1/4, Section 13, Petty Township, Lawrence Co., IL. T4N-R13W.

Access: Full Frontage, Direct Access to Co. Rd. 500E (Pleasant View Road) on West.

<u>Soils:</u> 7208 Sexton Silt Loam, 15.41 Ac., 49.1%; 173A McGary Silt Loam, 0-2% slope, 7.22 Ac., 23.0%; 173B2 McGary Silt Loam, 2-5% slope, 3.43 Ac., 10.9%; 8071A+ Darwin Silt Loam, 0-2% slope, 2.91 Ac., 9.3%; 176A Marissa Silt Loam, 0-2% slope, 1.37 Ac., 4.4%;

#### Weighted Productivity Index: 106.5. FSA Classification: NHEL

**Final Bid Price:** 

<u>**Real Estate Taxes (Estimated):**</u> Lawrence County Assessor Parcel Index Number (29.56 Acres): 08-000-559-00, Total Estimated Tax of \$391.86 -or- \$13.56 per acre. 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.

#### TRACT 3 GROUND PHOTOS





## **GROUND PHOTO**



## FSA TRACT 1 & 2

Tract Number	:	3080
Description	:	C3 W SEC 14 T4N R13W
FSA Physical Location	:	ILLINOIS/LAWRENCE
ANSI Physical Location	:	ILLINOIS/LAWRENCE
BIA Unit Range Number	:	
HEL Status	:	NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	:	Wetland determinations not complete
WL Violations	:	None
Owners	:	MAXINE E SPITLER REVOCABLE LIVING TRUST
Other Producers	:	None
Recon ID	:	None
		Tract Land Data

			Hadt Land Date				
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.24	74.24	74.24	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield		
Wheat	17.30	0.00	37		
Corn	35.90	0.00	108		
Soybeans	18.90	0.00	36		
TOTAL	72.10	0.00			

## TRACT 3

Tract Number	: 608
Description	: D3 SW SEC 13, T4N, R13W
FSA Physical Location	: ILLINOIS/LAWRENCE
ANSI Physical Location	: ILLINOIS/LAWRENCE
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: MAXINE E SPITLER REVOCABLE LIVING TRUST
Other Producers	: None
Recon ID	: None
	Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
31.67	26.64	26.64	0.00	0.00	0.00	0.00	0.0

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield		
Corn	14.10	0.00	108		
Soybeans	12.10	0.00	31		
TOTAL	26.20	0.00			

## FULL PAGE PLAT

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#### FSA MAP TRACTS 1 & 2



United States Department of Agriculture Lawrence County, Illinois



Legend Tract Boundary , Non-Cropland Cropland CRP Restricted Use

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- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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2024 Program Year Map Created March 08, 2024

Farm **4979** Tract **3080** 

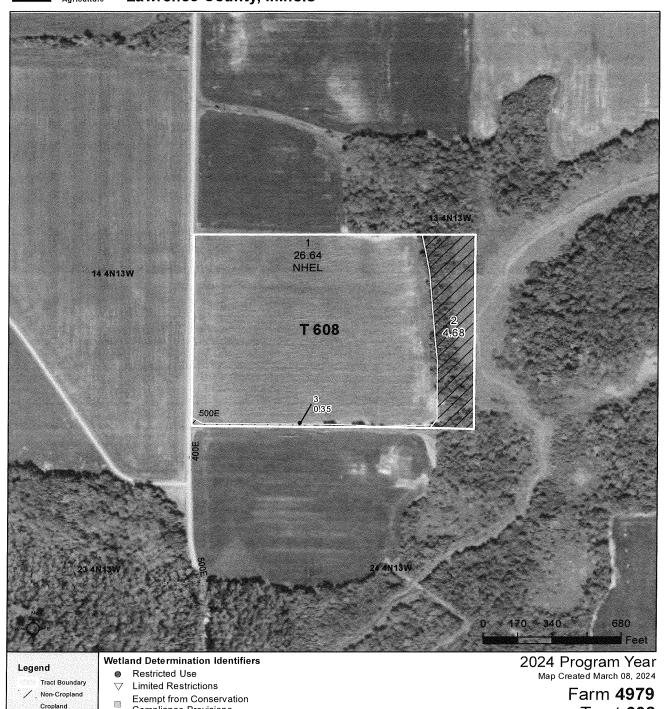
Tract Cropland Total: 74.24 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) Imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Program. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

#### FSA MAP TRACT 3



United States Department of Agriculture Lawrence County, Illinois



Tract Cropland Total: 26.64 acres

**Compliance Provisions** 

CRP

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Tract 608

#### **TERMS AND CONDITIONS**

**FSA Info (Tract 1 & 2):** Farm No. 4979, Tract No. 3080. Corn Base Ac. 35.90, PLC Yield 108; Soybean Base Ac. 18.90, PLC Yield 36; Wheat Base Ac. 17.30, PLC Yield 37; Total Base Ac. 72.10. See digital copy of FSA Maps & 156 Records that are posted to www.sellafarm.com, view anytime.

<u>FSA Info (Tract 3):</u> Farm No. 4979, Tract No. 608. Corn Base Ac. 14.10, PLC Yield 108; Soybean Base Ac. 12.10, PLC Yield 31; Total Base Ac. 26.20. See digital copy of FSA Maps & 156 Records that are posted to www.sellafarm.com, view anytime.

**<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. Copies will be provided to winning bidder(s) date of auction. Seller to retain 2024 Farm Income.

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

**Possession:** Possession date of closing, subject to the rights of the existing farm tenant for the 2024 Crop Year.

**Survey:** Advertised acres are gathered from county/tax records, Farm Service Agency Mapping & Records, 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 (1/2) 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 by years end. Have financial arrangements made prior to auction as sale is not contingent upon 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> Plan to Close by End of Year. 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.

Agency: SELLAFARM, Your Team on the Ground and its representatives are acting as Agents for the Seller.

<u>Approval of Bids:</u> Sellers plan to sell the property night of the auction, however, there is a reasonable reserve in place. This land is being sold subject to owner confirmation.

**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 from podium day of auction take precedence over any previous information.

Log onto www.sellafarm.com or www.parrottauctions.com for aerials, drone tour, photos & plats.

For private tour of the land on Polaris Side by Side or more information, please contact Listing Broker & Land Specialist Zane Parrott at 812-890-5452.



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#### See www.sellafarm.com for absentee bidding!