

# 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



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](http://www.sellafarm.com) for absentee bidding!

# SEE [WWW.SELLAFARM.COM](http://WWW.SELLAFARM.COM)!

Visit [www.sellafarm.com](http://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 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.

**-OR- From Chauncey, IL:** 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!

## Option #1: Live In Person

Thursday, November 21st, 5 PM Central

SELLAFARM / Parrott Auction 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](http://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!

# FARM - MINERAL RIGHTS - INSPECTION

**Mineral Rights:** 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

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

**Tract 1 – 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](http://www.sellafarm.com) for tax bills, view anytime.



# TRACT 1 GROUND PHOTOS



## GROUND PHOTO

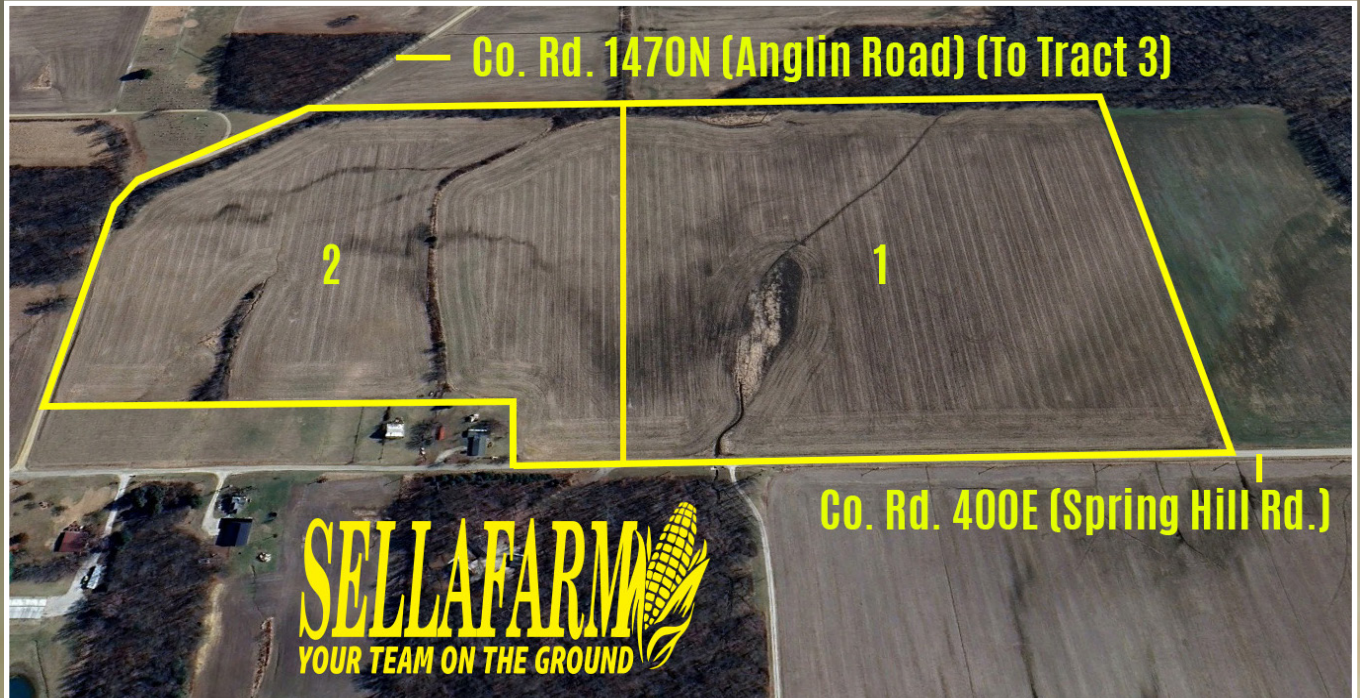


**Final Bid Price:**

SELLAFARM / 05



# TRACTS 1 & 2 EAST AERIAL



## TRACT 2

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

**Tract 2 – 33.77+/- Acres, 32.77+/- Acres Tillable**

**Latitude:** 38.784935 **Longitude:** -87.830398

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

**Access:** 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**

**Real Estate Taxes (Estimated):** 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](http://www.sellafarm.com) for tax bills, view anytime.



# TRACT 2 GROUND PHOTOS



## GROUND PHOTO

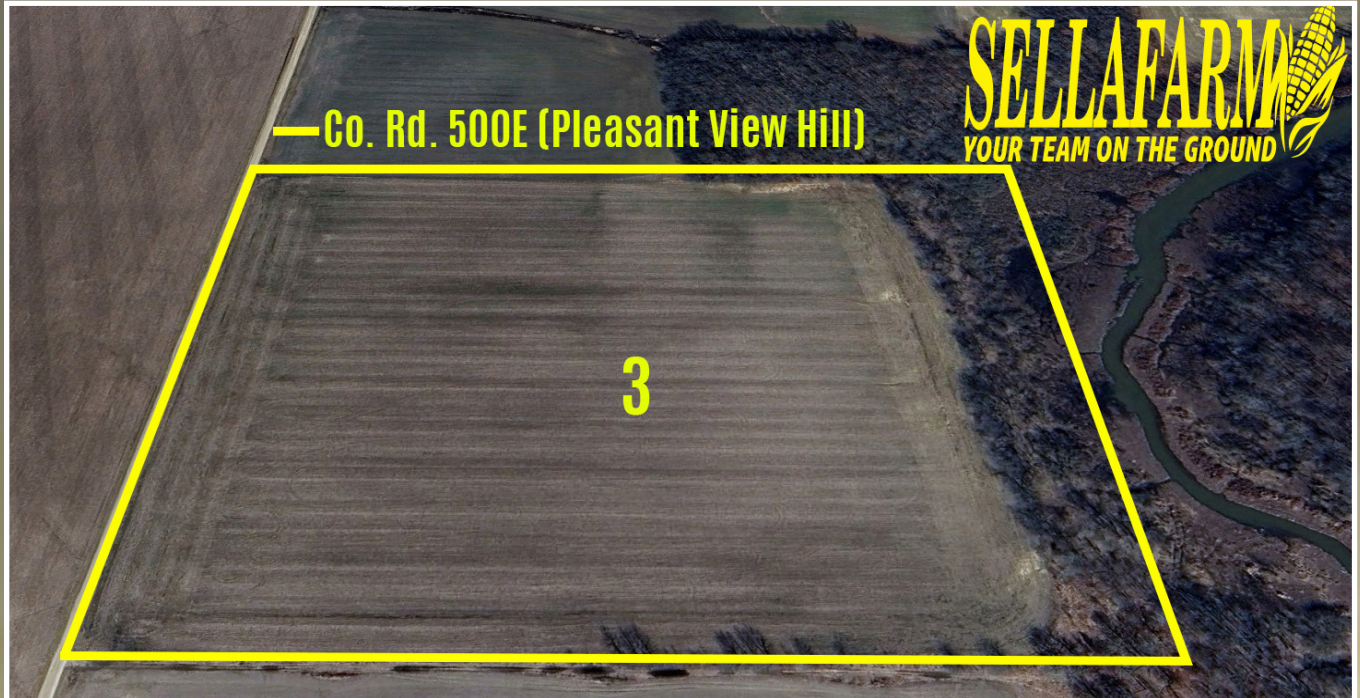


**Final Bid Price:**

**SELLAFARM / 07**



# TRACT 3 NORTH AERIAL



## 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.

**Soils:** 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**

**Real Estate Taxes (Estimated):** 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](http://www.sellafarm.com) for tax bills, view anytime.



# TRACT 3 GROUND PHOTOS



## GROUND PHOTO



**Final Bid Price:**

SELLAFARM / 09



# 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							
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	



SELLAFARM / 11



# FSA MAP TRACTS 1 & 2

**USDA** United States Department of Agriculture  
**Lawrence County, Illinois**



**Legend**

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

**Wetland Determination Identifiers**

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

**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 Programs. 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



## Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

## Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created March 08, 2024

Farm 4979  
Tract 608

Tract Cropland Total: 26.64 acres

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# 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](http://www.sellafarm.com), view anytime.

**FSA Info (Tract 3):** 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](http://www.sellafarm.com), view anytime.

**Farm Rights:** 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.

**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, 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](http://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.

**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 by years end. Have financial arrangements made prior to auction as sale is not contingent upon Buyer(s) ability to obtain financing.

**Title:** 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).

**Title Insurance Agent & Closing Agent:** 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](http://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.

**Approval of Bids:** 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](http://www.sellafarm.com) or [www.parrottauctions.com](http://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.**



# 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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