

Jasper Co., IL Land Auction 65+/- Ac., 35.16+/- 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

65+/- Acres, 35.16+/- Tillable

Remainder Excellent Wooded Recreational
Possible Building Site

Being Offered in 2 Tracts to Suite Your Needs!

Live In Person Auction with Online Bidding Available

Thursday, January 9th, 2025, 5 PM Central

Auction Location: SELLAFARM Auction Auditorium

101 S. Jackson, Newton, IL 62448

Janice Purcell & Debra Bruner – Sellers

See www.sellafarm.com for absentee bidding!

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

Your Chance to Buy 65+/- Contiguous Acres!

**Directional Signs and Full-Color, Multi-Page Brochures posted.
Approximate Front Corners Flagged.**

Location: From Yale, IL: approx. 1.5 Mi. South of Yale, IL on IL Route 49 to E. 1700th Ave, East 2 Mi. to "jog" in Road, North then Immediate sharp right back onto E. 1700th Ave, continue another 1.5+/- Mi. to N. 2200th Street, South .3 Mi. to land location.

-OR- From Newton, IL: 2+/- Mi. North of Newton, IL on IL Route 130 to IL Route 33, West 6.5 Mi. to IL Route 49, North 6 Mi. to E. 1700th Ave, East 2 Mi. to "jog" in Road, North then Immediate sharp right back onto E. 1700th Ave, continue another 1.5+/- Mi. to N. 2200th Street, South .3 Mi. to land location.

-OR- From Casey IL: South of Casey, IL On IL Route 49, at curve, continue straight on N. 100th Street, continue South approx. 9.25 Mi. to E. 1700 th Ave, East 1.5+/- Mi. to N. 2200th Street.

BUSY IN THE FIELD? 3 WAYS TO BID!

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

Auction Date: Thursday, January 9th, 2025, 5 PM Central

Option #1: Live In Person
SELLAFARM Auction Auditorium
101 S. Jackson, Newton, IL 62448

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

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 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.

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

For Questions: Please Call Listing Broker and Land Specialist Gregg Parrott at 618 - 843 - 4905!

EAST AERIAL



TRACT 1

**39.35+/- Acres,
37.5+/- Tillable, NHEL**

Tract 1 – 39.35+/- Acres, 37.5+/- Acres Tillable

Latitude: 39.095978 **Longitude:** -87.961539

Brief Legal: Part of Section 34, Grandville Township, Jasper Co., IL. T8N-R14W.

Access: Direct Access, Full Frontage Access to N. 2200th Street on East.

Soils: 131B Alvin Fine Sandy Loam, 2-5% slope, 17.60 Ac., 44.7%; 131C2 Anvin Fine Sandy Loam, 5-10% slope, 7.33 Ac., 18.6%; 131D2 Alvin Fine Sandy Loam, 10-18% slope, 5.82 Ac., 14.8%; 178A Ruark Fine Sandy Loam, 0-2 % slope, 5.54 Ac., 14.1%; 184A Roby Fine Sandy Loam, 0-2% slope, 3.06 Ac., 7.8%;

Weighted Productivity Index: 105.5.

FSA Classification: NHEL

R.E. Estimated Taxes (Entire Farm): Jasper County Assessor Parcel Index Number(s): 33-05-34-100-005 (\$191.88), 33-05-34-100-006 (\$577.12), -and- 33-05-34-100-007 (\$372.60), for an estimated total of \$1,141.60 -or- \$17.56 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.

WEST AERIAL



TRACT 2

**27.5+/- Acres, Exc. Hunting /
Recreational**

**Tract 2 – 27.5+/- Acres, Near All Wooded Excellent Recreational Hunting Opportunities
6+/- Tillable Areas for Food Plots, Future Marketable Timber**

Latitude: 39.094541 **Longitude:** -87.964860

Brief Legal: Part of SW1/4 NW1/4 Section 7, Grandville Township, Jasper Co., IL. T8N-R14W.

Access: 20 Foot Wide (20') Surveyed and Recorded road space (ingress/egress & utilities) from Tract 2 to the frontage of N. 2200th Street along South edge of Tract 1.

Recreational: 6+/- Acres tillable provide excellent food plot opportunities on this Tract. 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.

Timber: This property features a mixture of hard and softwoods throughout the property.

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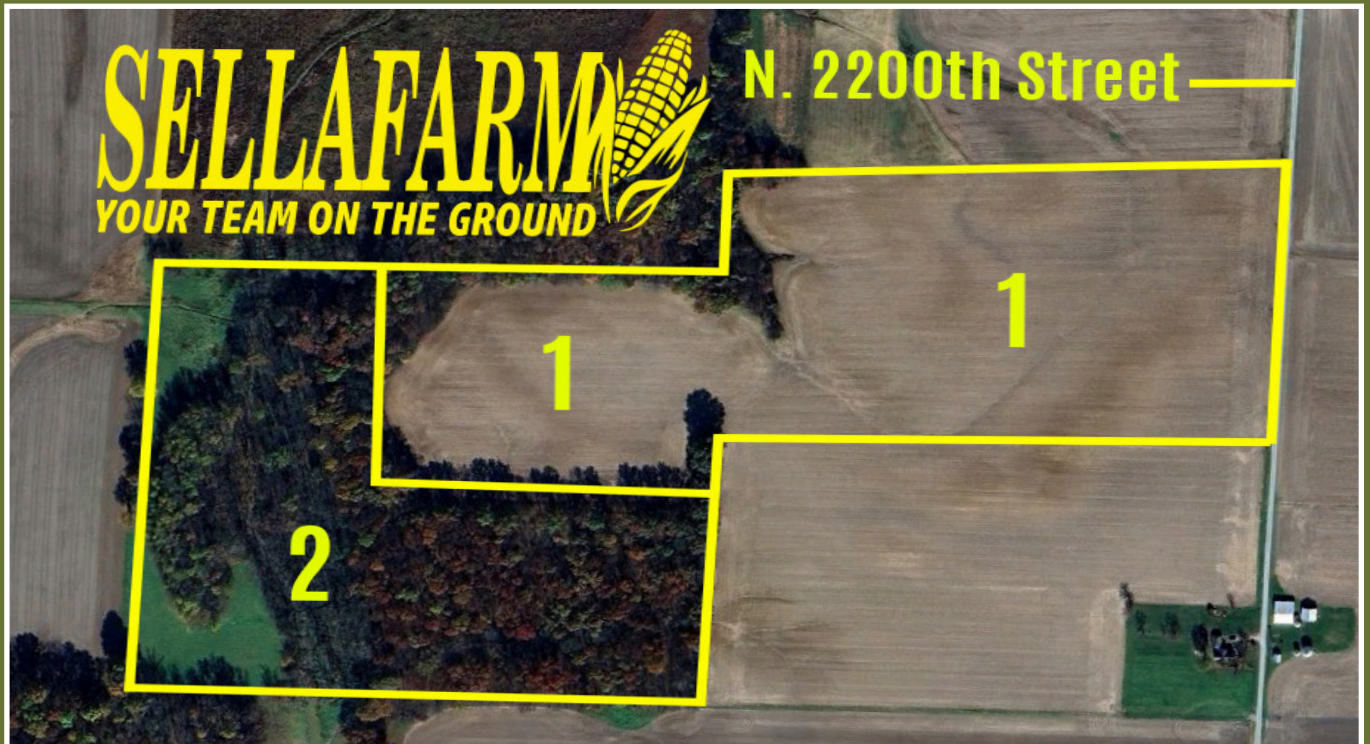
Final Bid Price:

SELLAFARM / 05

NORTH AERIAL



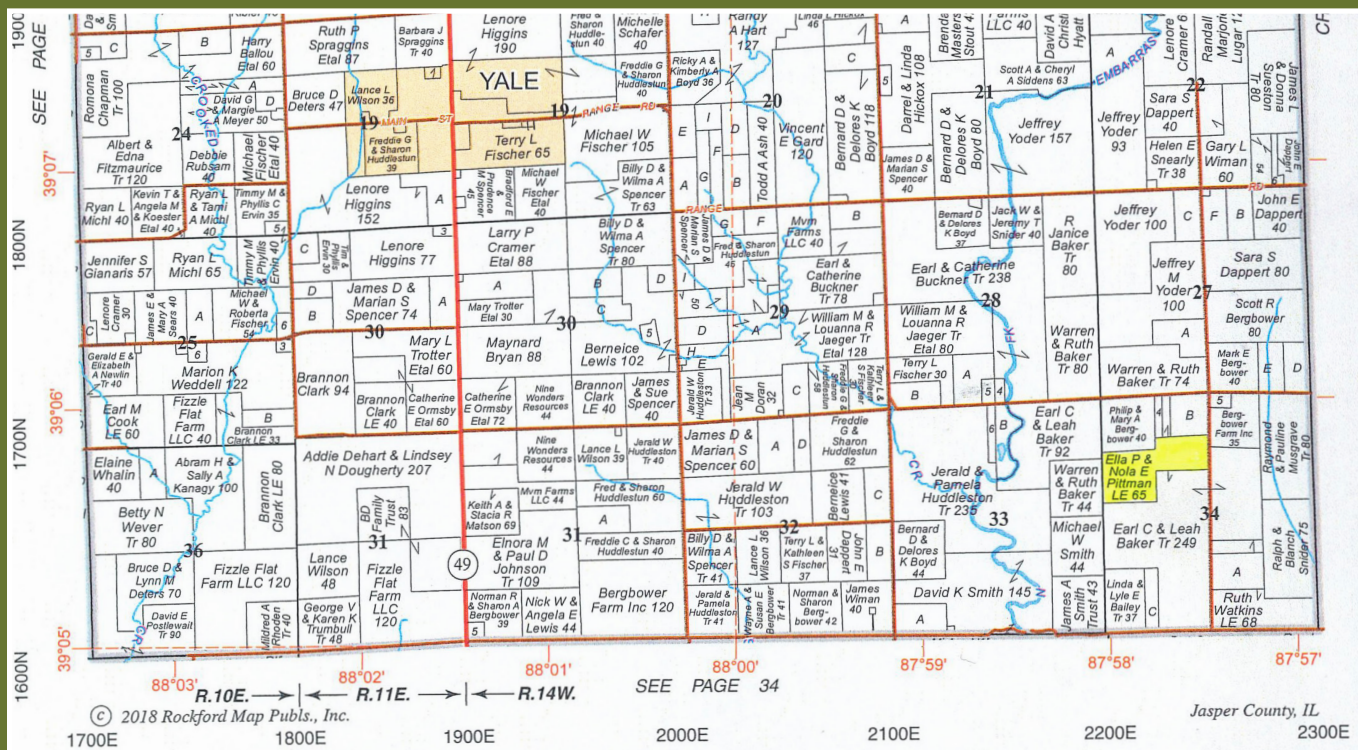
SATELLITE AERIAL



SOUTH AERIAL



PLAT

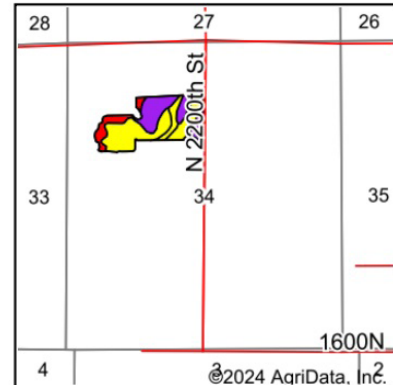
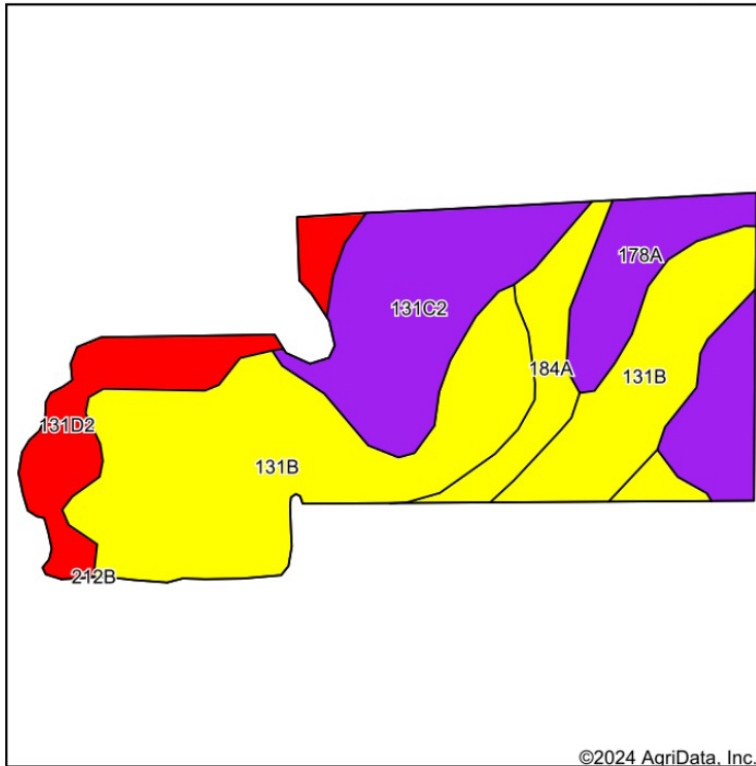


Final Bid Price:

SELLAFARM / 07

TRACT 1 TILLABLE AREA ONLY SOIL MAP

Soils Map



State: **Illinois**
 County: **Jasper**
 Location: **34-8N-14W**
 Township: **Grandville**
 Acres: **37.52**
 Date: **12/17/2024**



Maps Provided By:

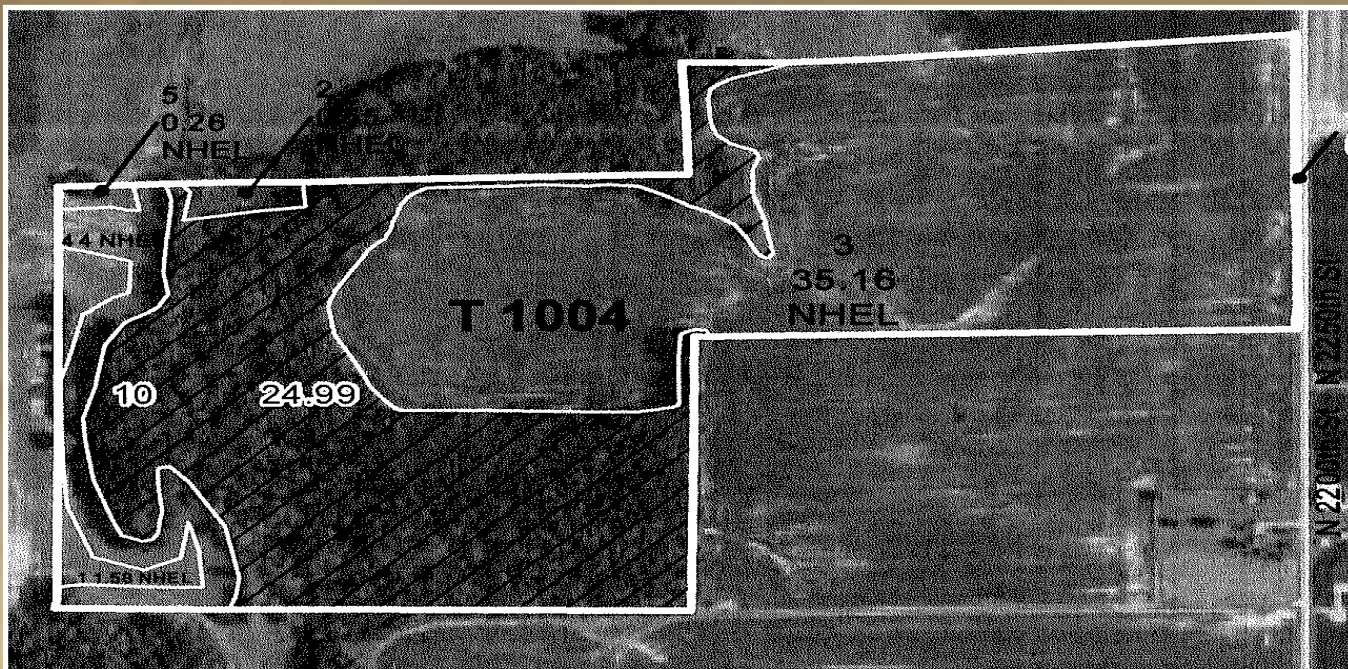


Soils data provided by USDA and NRCS.

Area Symbol: IL079, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. 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
**131B	Alvin fine sandy loam, 2 to 5 percent slopes	17.45	46.5%		FAV	**149	**48	**58	**73	0	**3.80	**110	68	68	56
**131C2	Alvin fine sandy loam, 5 to 10 percent slopes, eroded	7.09	18.9%		FAV	**141	**45	**55	**70	0	**3.60	**104	58	58	49
**178A	Ruark fine sandy loam, 0 to 2 percent slopes	5.48	14.6%		FAV	**130	**45	**55	**64	0	**4.40	**99	72	72	58
**131D2	Alvin fine sandy loam, 10 to 18 percent slopes, eroded	4.38	11.7%		FAV	**131	**42	**51	**64	0	**3.30	**97	58	58	48
**184A	Roby fine sandy loam, 0 to 2 percent slopes	3.12	8.3%		FAV	**144	**50	**58	**70	0	**4.60	**111	72	72	58
Weighted Average						142.2	46.5	56.2	69.8	*-	3.9	105.8	*n 65.9	*n 65.9	*n 54.2

FSA MAP



FSA BASE ACRES

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
66.74	41.55	41.55	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	41.55		9.40		0.00	0.00	0.00	0.00

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	23.48	0.00	134	
Soybeans	23.47	1.80	41	
TOTAL	46.95	1.80		

TERMS AND CONDITIONS

FSA Info: Farm No. 517, Tract No. 1004. Corn Base Ac. 23.48, PLC Yield 134; Soybean Base Ac. 23.47, PLC Yield 41; Total Base Ac. 46.95. See digital copy of FSA Maps & 156 Records that are posted to www.sellafarm.com, view anytime.

Possession: 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 ($\frac{1}{2}$) 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.

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 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.

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: Weber Title, Newton, IL will be the closing agent on the transaction.

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.

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.



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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