Crawford Co., IL Land Auction 40+/- Ac., Near 100% 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 40+/- Acres, Near 100% Tillable, **ALL NHEL & High Productivity Index Buyer to Have 2025 Farm Rights!** Live In Person With Live Online Bidding Available Tuesday, February 4th, 2025, 5 PM Central **Auction Location: SELLAFARM Auction Center** 14024 State Route 1, Lawrenceville, IL 62439 Scott A. Mills – Seller

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

Directional Signs and Full-Color, Multi-Page Brochures posted.

Approximate Front Corners Flagged.

-OR- From Sumner, IL (Intersection of US Route 50 & Chauncey Blacktop): Approx. 9 Mi. North of US Route 50 on Co. Hwy. 7 / Co. Rd. 220E (Chauncey Road) to Co. Rd. E. 075th Ave, East .25 Mi to land location.

<u>-OR- From Chauncey, IL:</u> Approx. 1.75 Mi. North of Chauncey on Co. Hwy 7 / Co. Rd. 220E (Chauncey Road), to Co. Rd. E. 075th Ave, East .25 Mi to land location.

<u>-OR- From Oblong, IL:</u> Approx. 9.5 Mi. South of Oblong, IL on the "Oblong blacktop" / Co. Rd. N. 200th Stree, to "Landes" Stop Sign, East approx. 2.25 Mi. to Co. Rd. E. 075th Ave, East .25 Mi to land location.

BUSY IN THE FIELD? 3 WAYS TO BID!

Auction Type: Live In Person Auction

Option #1: Live In Person

Tuesday, Febuary 9th, 5 PM Central

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

Farm Rights: Buyer(s) to have 2025 Farm Rights.
Tenancy Termination letter for the 2025 Crop Season has been completed by seller's attorney.

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

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, Janaury 13th, 1 - 3 PM Central -and-Monday, February 3rd, 1 - 3 PM Central

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

NORTH AERIAL



TRACT 1

40+/- Acres, Near 100% Tillable

<u>Tract 1 – 40+/- Acres, 40+/- Acres Tillable</u> <u>Latitude:</u> 38.858722 <u>Longitude:</u> -87.863139

Brief Legal: SE1/4 NW1/4, Section 21, Southwest Twp, Crawford Co., IL. T5N-R13W.

Access: Full Frontage, Direct Access to Co. Rd. 075th Ave on North.

Soils: 3A Hoyleton Silt Loam, 0-2% slope, 7.61 Ac., 63.4%; 12A Wynoose Silt Loam, 0-2% slope, 7.61 Ac., 18.5%; 2A Cisne Silt Loam, 0-2% slope, 4.38 Ac., 10.7%; 13A Bluford Silt Loam, 0-2% slope, 3.06 Ac., 7.4;

Weighted Productivity Index: 105.5.

FSA Classification: ALL NHEL.

Real Estate Taxes (Estimated): Crawford County Assessor Parcel Index Number: 10-2-21-000-003-000 (40 Acres): Total Estimated Tax of \$724.52 -or- \$18.12 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.

Final Bid Price:

FSA INFORMATION

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number O
40.85	40.85	40.85	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	40.85		0.00		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	4.10	0.00	68	0				
Corn	15.70	0.00	151	0				
Soybeans	7.70	0.00	41	0				
TOTAL	27.50	0.00						

FSA MAP



TERMS AND CONDITIONS

FSA Info: Farm No. 6738, Tract No. 5869. Corn Base Ac. 15.70, PLC Yield 151; Soybean Base Ac. 7.70, PLC Yield 41; Wheat Base Ac. 4.10, PLC Yield 68; Total Base Ac. 27.50. 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 has been completed by the seller's attorney.

<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.

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. 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 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. Crawford County Title, Robinson, 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.

<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.

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

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



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