Crawford Co., IL Land Auction 80+/- Ac., 76.20+/- 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 80+/- Acres, 76.20+/- Tillable Buyer to Have 2025 Farm Rights! **Buyer to Receive Mineral Rights!**

Live In Person Bidding w/ Live Online bidding at www.sellafarm.com Thursday, April 10th, 2025, 5 PM Central

Auction Location: Robinson Community / Civic Center 300 S. Lincoln Street, Robinson, IL 62454

Chris & Ruth Weck - 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

Land Location:

<u>From Robinson, IL (Route 33):</u> West of Robinson, IL on IL Route 33 to Eaton / Porterville Blacktop (N. 800th Street), North 5.75 Mi. to Co. Rd. E. 1625 th Ave., West 3.25 Mi. to N. 475th Street, South to Land Location.

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

Approximate Front Corners Flagged.

<u>Please Note:</u> Northwest Corner, Southwest Corner & Northeast Corner all Have Hedge Posts in place.

BUSY IN THE FIELD? 3 WAYS TO BID!

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

Option #1: Live In Person

Robinson Community / Civic Center

300 S. Lincoln Street, Robinson, IL 62454

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.

Add Quality Farmland to Your 2025 Planting Schedule!

<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 Question You May Have!

Monday, March 17th, 3 - 4 PM Central -and-Monday, March 31st, 3 - 4 PM Central

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

WEST AERIAL



TRACT 1

80+/- Acres, 76.20+/- Tillable

<u>Tract 1 – 80+/- Acres, 76.2+/- Acres Tillable</u> <u>Latitude:</u> 39.095113 <u>Longitude:</u> -87.863188

Brief Legal: SE1/4 NW1/4 -and- SW1/4 NE1/4 of Sec. 33, Licking Twp, Crawford Co., IL. T8N-R13W.

Access: Full Frontage, Direct Access to Co. Rd. N. 475th Street on East side.

Real Estate Taxes (Estimated): Crawford County Assessor Parcel Index Number: 01-1-33-000-015-000 (80 Acres): Total Estimated Tax of \$1,885.22 -or-\$23.57 per acre. 2024 taxes, due & payable 2025 to be paid by SELLA-FARM 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.

Soils: 2A Cisne Silt Loam, 0-2% slope, 30.76 Ac., 38.6%; 12A Wynoose Silt Loam, 0-2% slope, 22.7 Ac., 28.5%; 912A Hoyleton-Darmstadt Silt Loams, 0-2% slope, 16.40 Ac., 20.6%; 3B Hoyleton Silt Loam, 2-5% slope, 9.46 Ac., 11.9%; 13B2 Bluford Silt Loam, 2-5% slope, .35 Ac., .4%;

Weighted Productivity Index: 103.6. FSA Classification: ALL NHEL.

Final Bid Price:

EAST AERIAL



SOUTH AERIAL



SATELITTE AERIAL



SOIL SAMPLE REPORT





3505 Conestoga Dr. Fort Wayne, IN 46808 260.483.4759

To: BUNKER HILL SUPPLY 13843 E 1700TH AVE HUTSONVILLE, IL 62433-2519 For: CHRIS WECK

Attn: JOSH ADAMS

SOIL TEST REPORT

Date Received: 10/11/2024 Date Reported: 10/15/2024

Date Reported: 10/15/2024 Page: 1 of 2

Sample ID	Lab	Organic	Phospi	norus	Potassium	Magnesium	Calcium	Sodium	Soil	Buffer	CEC meq/100g	Percent Cation Saturation				
	Number	Matter %	Bray-1 Equiv ppm-P	Bray P2 ppm-P	ppm	Mg	Mg Ca ppm ppm	Na ppm	рН	рН		% K	% Mg	% Ca	% H	%Na
√ Ê-28	29777	2.8	38 н		111 M	105 м	1250 м		6.4	6.9	8.6	3.3	10.2	72.6	13.9	1
E 20	25777	210	90 H							0.0	0.0			7		Ĺ
∽ E-45	29779	2.3	25 м		101 M	90 L	1000 M		5.8	6.8	8.4	3.1	8.9	59.5	28.5	T

Sample ID	Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts (1:2) mmhos/cm	Nitrate NO ₃ -N ppm	Ammonium NH4-N ppm	Bicarb-P P ppm			Comments
												33 (411)	
⊬ E-28	9 м	1.8 ι	49 н	60 vн	0.9 м	0.2 VL							
√ £-45	6 ι	1.5 ι	44 н	72 vн	0.8 м	0.2 VL							

Report reviewed and approved by our professional aaronomy staff.

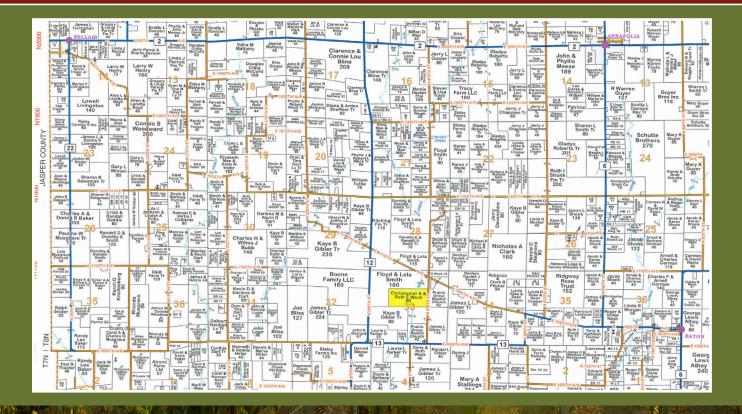
A&L-I

GROUND PHOTOS





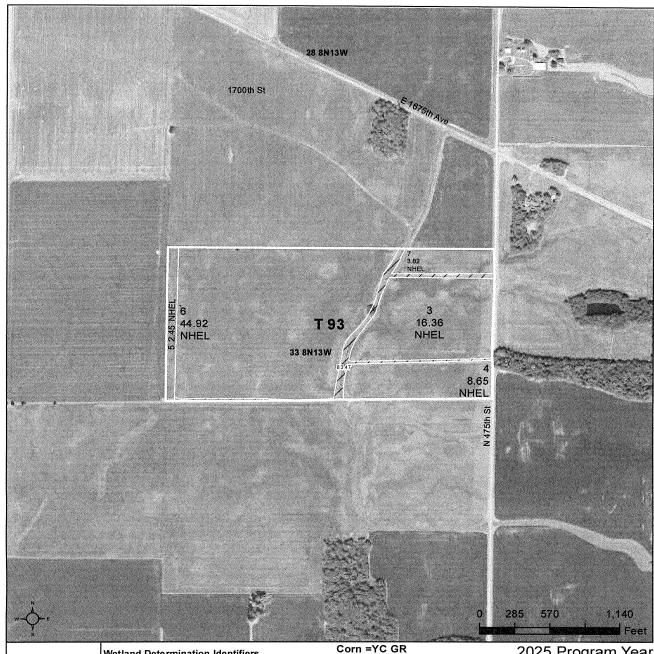
PLAT



FSA MAP



Crawford County, Illinois



Legend

Tract Boundary

, Non-Cropland Cropland CRP

Wetland Determination Identifiers

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

Soybeans = COM GR

Wheat = SRW GR All Crops NI - Unless Otherwise Noted 2025 Program Year Map Created October 17, 2024

Farm **7294**

Tract 93

Tract Cropland Total: 76.20 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 156

Tract Number

: D3-1A&B Description

FSA Physical Location : ILLINOIS/CRAWFORD : ILLINOIS/CRAWFORD ANSI Physical Location

BIA Unit Range Number

HEL Status

: NHEL: No agricultural commodity planted on undetermined fields

Wetland Status Wetland determinations not complete

WL Violations

CHRIS WECK, RUTH E WECK Owners

Other Producers Recon ID

Tract	Land	Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.67	76.20	76.20	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	76.20	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	35.00	0.00	145
Soybeans	35.00	0.00	44
TOTAL	70.00	0.00	

4 YEAR CROP YIELD HISTORY

2025 Scheduled Rotation: Corn

2024: Soybean - 61.3 Bu/Ac

2023: Corn - 212.3 Bu/Ac

2022: Soybean - 68.9 Bu/Ac

2021: Corn - 247.8 Bu/Ac

Ask Your Certified Public Account (CPA) How You Can Save Money By Buying Land using IRS Section 180: Expenditures by Farmers for Fertilizer, Etc.

(a) In general: A taxpayer engaged in the business of farming may elect to treat as expenses which are not chargeable to capital account expenditures (otherwise chargeable to capital account) which are paid or incurred by him during the taxable year for the purchase or acquisition of fertilizer, lime, ground limestone, marl, or other materials to enrich, neutralize, or condition land used in farming, or for the application of such materials to such land. The expenditures so treated shall be allowed as a deduction. (Source: Directly Copied from IRS.GOV)

TERMS AND CONDITIONS

<u>Possession:</u> Possession date of closing. Buyer to have 2025 Farm Rights. To ensure a Timely Planting for the Buyer, Title work has been ordered. We will work diligently to Close the property in 30-45 days.

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. 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. 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).

<u>Title Insurance Agent & Closing Agent:</u> Plan to Close in 30 – 45 Days. Crawford County Title, 302 E. Main Street, Robinson, IL will be the closing agent on the transaction. Mr. Craig Weber, Attorney for Seller to prepare Deed and Transfer Tax Declaration. Preliminary Title Commitment will be posted to www.sellafarm. com once available under "Documents Tab".

<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.

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.



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