

Crawford Co., IL Land Auction

143+/- Ac., 57+/- 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
143.12+/- Total Acres, 57+/- FSA Tillable Acres
High Quality Hunting / Recreational - \$6,777 CRP Income
Highways & Grain Terminals in All Directions
Live In Person Auction with Live Online Bidding
Thursday, March 19th, 2026, 5 PM Central
Auction Location: Robinson Community Center
300 S. Lincoln, Robinson, IL 62454
The Newlin Family - Seller

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

This is Your Chance to Own the Piece of Land YOU Want!
All Tillable Tracts - Mixed Use Tracts -or- Buy it All!
Directional Signs and Full-Color, Multi-Page Brochures posted.

-OR- From Robinson, IL ("Big 4" Intersection, Hwy 33 / West Main & N. Jackson): North of IL Route 33 on North Jackson .75 Mile to N. Jackson / N. 1150th Street / Robinson Marshall Road, Continue North 7 Mile to land location.

-OR- From Annapolis, IL Blacktop (E. 2000th Ave & IL Route 1): West of Illinois Route 33 on the Annapolis Blacktop 2.5 Miles to N. 1150th Street / Robinson Marshall Road, South 1.1 Mile to land location.

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

All Tracts will be have Approximate Front Corners Flagged
& Tract Signage Posted!

BUSY IN THE FIELD? 3 WAYS TO BID!

Auction Type: Simulcast Auction with Multiple Ways to Bid
Bid Live In Person -or- Live Online!

Option #1: Bid Live In Person
Thursday, March 19th, 5 PM Central
Robinson Community Center
300 S. Lincoln, 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 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!

INSPECTION / PREVIEW DATES

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

Please Meet at Tract 1 Location!

Preview Dates:
Monday, February 23rd, 1 - 2 PM Central
-and-
Monday, March 9th, 1 - 2 PM Central

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

TRACTS 1 & 2 NORTH AERIAL



TRACT 1

**48+/- Acres,
28+/- Tillable, 2.75+/- CRP**

Tract 1 – 48+/- Acres, 28.25+/- Acres Tillable, 2.75+/- CRP Acres

Latitude: 39.120482 **Longitude:** -87.758844

Brief Legal: Part of Section 20 and 21, Prairie Township, Crawford Co., IL. T8N-R12W.

Access: Full Frontage, Direct Access to Co. Rd. E. 1825th Ave on South.

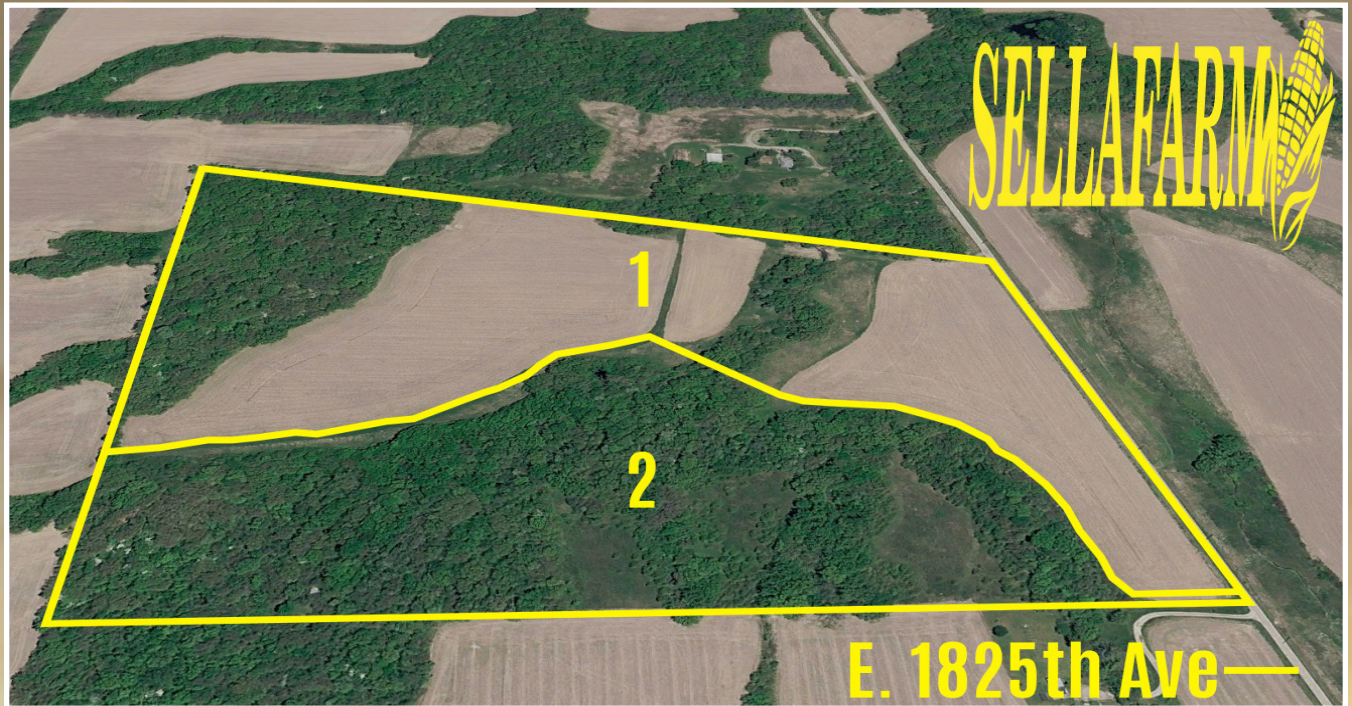
Real Estate Taxes (Estimated) Tracts 1 & 2: Crawford County Assessor Parcel Index Number: 02-1-20-000-013-000 (29 Acres) -and- Part of Parcel Index Number: 02-1-21-000-004-000 (48.12 Acres): Total Estimated Tax of \$869.16 -or- \$11.27 per acre.

Soils: 119C2 Elco Silt Loam, 5-10% slopes, 14.11 Ac., 32.1%; 164A Stoy Silt Loam, 0-2% slopes, 14.08 Ac., 32%; 3A Hoyleton Silt Loam, 7.67 Ac., 17.4%; 112A Cowden Silt Loam, 0-2% slope, 4.37 Ac., 9.9%; 164B Stoy Silt Loam, 2-5% slope, 2.23 Ac., 5.1%; 912A Hoyleton-Darmstadt Silt Loam, 0-2% slope, .96 Ac., 2.2%; 2A Cisne Silt Loam, 0-2% slope, .57 Ac., 1.3%;

Weighted Productivity Index: 107.8. **FSA Classification:** Tillable ALL NHEL.

CRP: USDA to Divide Accordingly.

TRACTS 1 & 2 EAST AERIAL



TRACTS 1 & 2 GIS AERIAL



Final Bid Price:

SELLAFARM / 05

TRACTS 1 & 2 SOUTH AERIAL



TRACT 2

**30+/- Acres, 12+/- CRP
“The Perfect Deer Camp”**

Tract 2 – 30+/- Acres, Near 100% Recreational, Private “Deer Camp” Location Already in Place with Small Pond, Marketable Timber, Excellent Recreational Tract, 12+/- CRP Acres

Latitude: 39.120458 Longitude: -87.760871

Brief Legal: Part of Section 20 and 21, Prairie Township, Crawford Co., IL. T8N-R12W.

Access: Full Frontage, Direct Access to Co. Rd. E. 1825th Ave on South.

Real Estate Taxes (Estimated) Tracts 1 & 2: Crawford County Assessor Parcel Index Number: 02-1-20-000-013-000 (29 Acres) -and- Part of Parcel Index Number: 02-1-21-000-004-000 (48.12 Acres): Total Estimated Tax of \$869.16 -or- \$11.27 per acre.

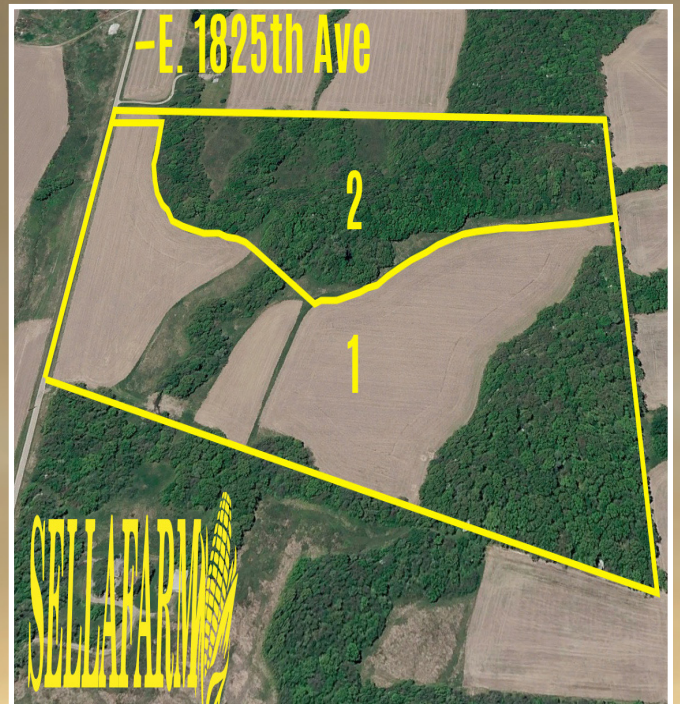
Soils: 119C2 Elco Silt Loam, 5-10% slopes, 18.95 Ac., 64%; 31A Pierron Silt Loam, 0-2% slopes, 5.31 Ac., 17.9%; 2A Cisne Silt Loam, 0-2% slopes, 1.77 Ac., 6%; 164A Stoy Silt Loam, 0-2% slopes, 1.50 Ac., 5.1%; 3A Hoyleton Silt Loam, 0-2% slopes, 1.27 Ac., 4.3%; 164B Stoy Silt Loam, 2-5% slopes, .8 Ac., 2.7%;

Weighted Productivity Index: 104.4. CRP: USDA to Divide Accordingly.

TRACT 2 GROUND



WEST AERIAL



TRACTS 1 & 2 GIS AERIAL



Final Bid Price:

SELLAFARM / 07

TRACT 3 NORTH AERIAL



TRACT 3

**40+/- Acres, 16+/- Tillable,
Recreational with CRP Income**

Tract 3 – 40+/- Acres, 16+/- Acres Currently Tilled, Remainder Excellent Recreational with CRP, Wooded Areas, Creeks and Bedding ALL on One Property!

Latitude: 39.121754 **Longitude:** -87.742705

Brief Legal: Part of Section 21, Prairie Township, Crawford Co., IL. T8N-R12W.

Access: Full Frontage, Direct Access to Co. Rd. E. 1825th Ave on South. Please Note: Adjoining Land owner has driveway installed on the property along east boundary/fence row. A new Easement will be created to give him recorded access using existing lane.

Real Estate Taxes (Estimated): Crawford Co. Assessor Parcel Index Number: 02-1-21-000-016-000 (40 Ac): Total Estimated Tax of \$730.10 -or- \$18.25 per Acre.

Soils: 214B Hosmer Silt Loam, 2-5% slopes, 11.82 Ac., 29.7%; 3331A Haymond Silt Loam, 0-2% slope, 10.90 Ac., 27.3%; 7C2 Atlas Silt Loam, 5-10% slopes, 9.13 Ac., 22.9%; 31A Pierron Silt Loam, 0-2% slopes, 7.80 Ac., 19.5%; 7D2 Atlas Silt Loam, 10-18% slopes, .25 Ac., .6%;

Weighted Productivity Index: 101.7. **FSA Classification:** Tillable ALL NHEL.

TRACT 3 GROUND



EAST AERIAL



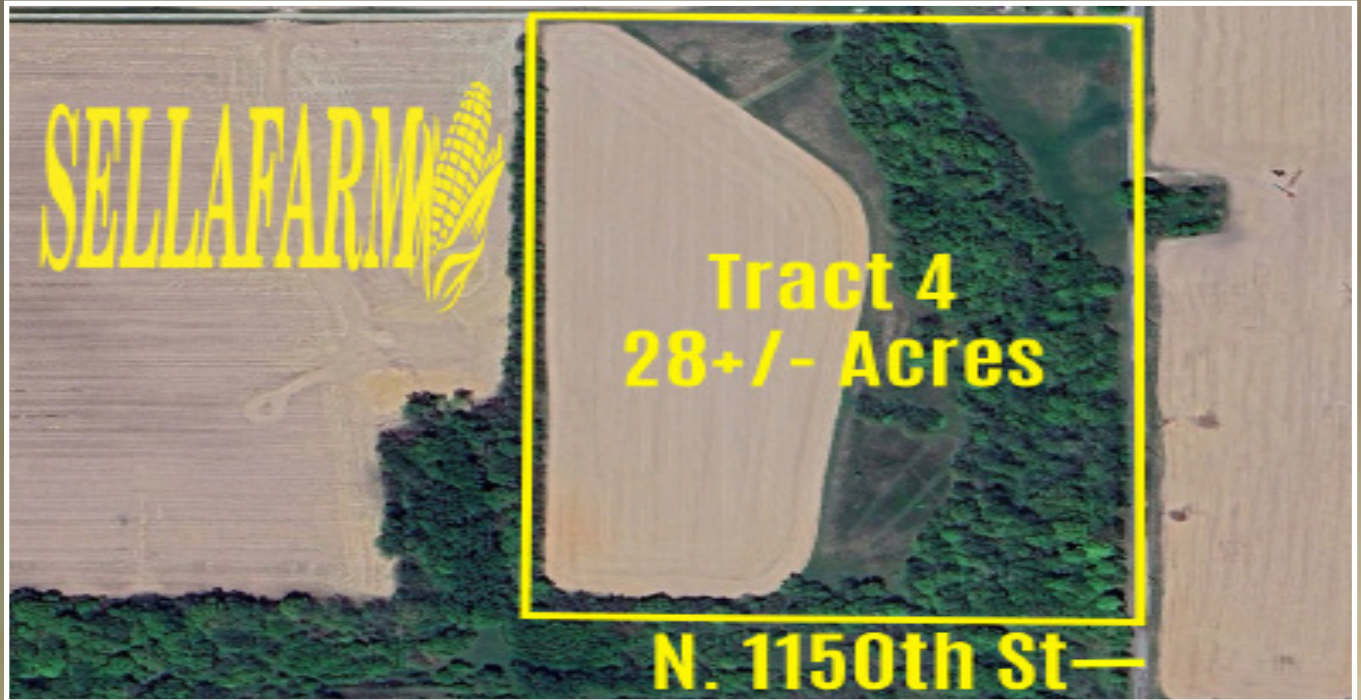
TRACT 3 GIS AERIAL



Final Bid Price:

SELLAFARM / 09

TRACT 4 NORTH AERIAL



TRACT 4

**28+/- Acres, 12.80 Tillable
8+/- CRP, Recreational**

Tract 4 – 28 Acres, 12.80+/- Tillable, 8.2+/- CRP Acres, Wooded Recreational

Latitude: 39.127172 **Longitude:** -87.733341

Brief Legal: Part of Section 22, Hutsonville Township, Crawford Co., IL. T8N-R12W.

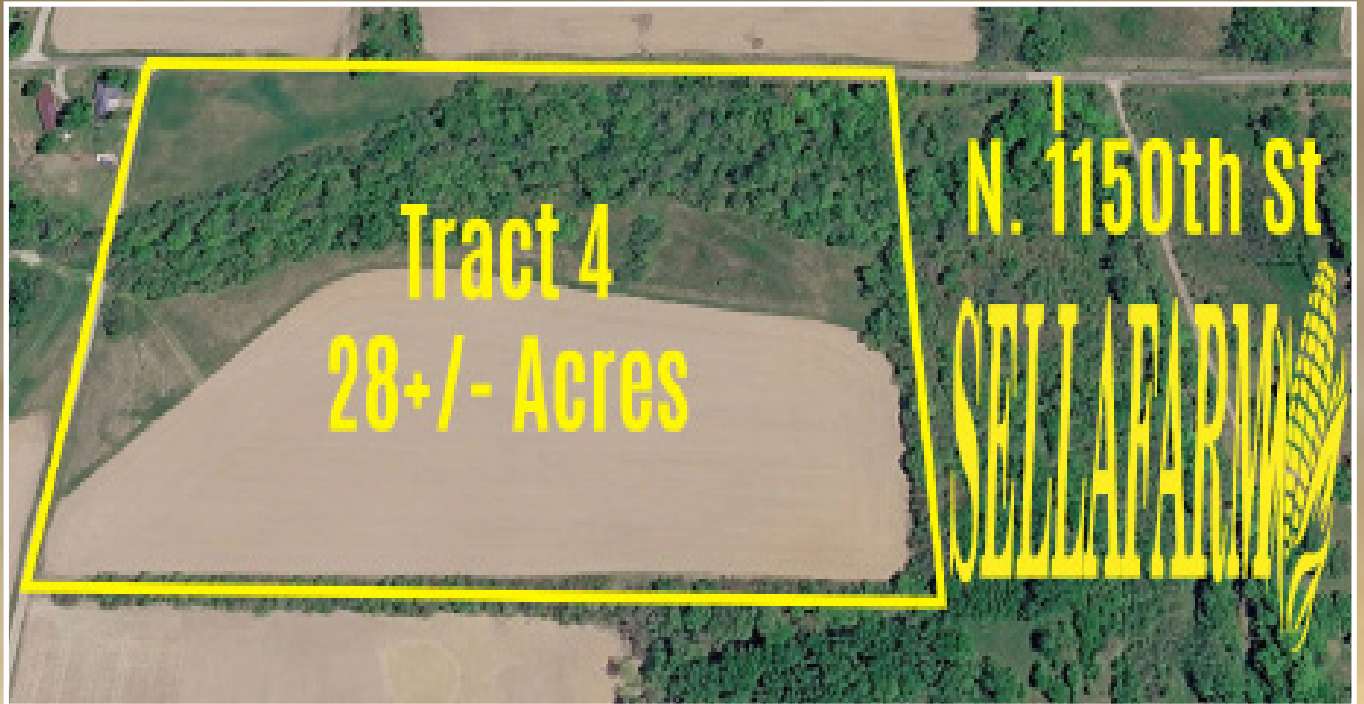
Access: Full Frontage, Direct Access to Co. Rd. N. 1150th Street on East.

Real Estate Taxes (Estimated): Crawford County Assessor Parcel Index Number: 03-0-22-000-001-000 (28 Acres): Total Estimated Tax of \$607.42 -or- \$21.69 per acre.

Soils: 164A Stoy Silt Loam, 0-2% slopes, 9.47 Ac., 34.9%; 214B Hosmet Silt Loam, 2-5% slopes, 6.59 Ac., 24.2%; 3331A Haymond Silt Loam, 0-2% slopes, 6.31 Ac., 23.2%; 7C2 Atlas Silt Loam, 5-10% slopes, 4.38 Ac., 16.1%; 119C2 Elco Silt Loam, 5-10% slopes, .43 Ac., 1.6%;

Weighted Productivity Index: 105.1. **FSA Classification:** Tillable ALL HEL.

TRACT 4 EAST AERIAL



TRACT 4 GIS AERIAL



Final Bid Price:

RECREATIONAL PARADISE!

This Farm Could Land Your Next Big Buck or Turkey!

Other Outdoor Activities to Include:

Camping
Mushroom Hunting
Small Game Trapping and Hunting

Highly Desirable Recreational Opportunities on all Tracts.

Diverse Mix of Habitats provides a Rare Opportunity For You!

Water Sources Throughout all 4 Tracts for Year Round Water Source. Pond and/or Creeks on All Tracts!

Mixture of Hard & Soft woods with many nut producing Trees!

Several "Kill" Plot Locations Can Be Found On this Farm!

Multiple Bedding Throughout in the Form of Thicket and CRP Plots.

STRONG Hunting History with Multiple Ground Blinds, Tree Stands and Elevated Blinds!

Strong Deer and Turkey Potential / Hunting Potential!

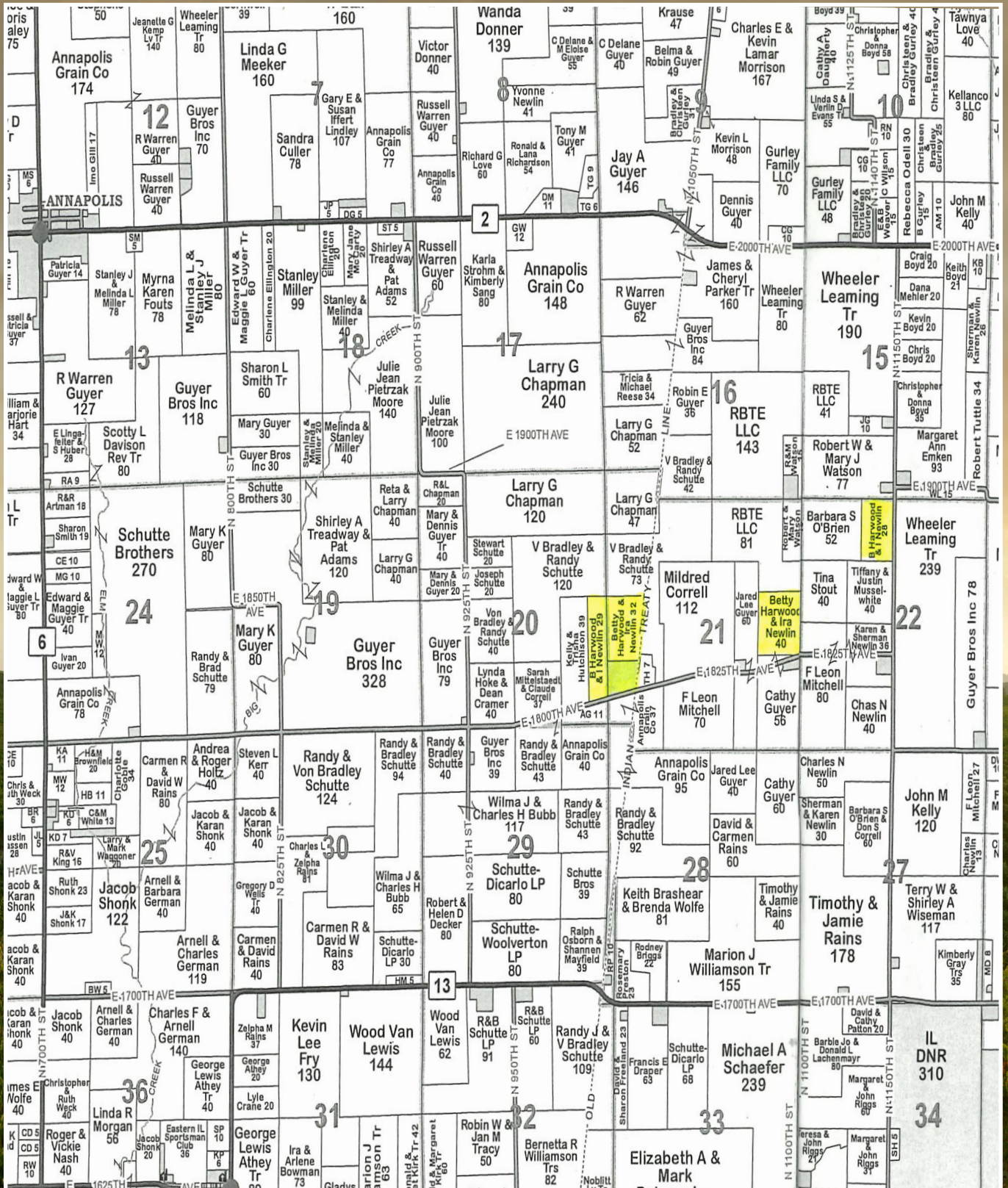
Annual CRP Income of \$6,777 Provides You
Annual Income to Help Pay:

Travel Expenses
Food Plot Creation / Re-Seeding
Offset Mortgage
Offset Real Estate Taxes

Convenient Location South of I-70

Less than 2 Hours to Indianapolis, IN
2.5 Hours to St. Louis, MO

FULL PAGE PLAT



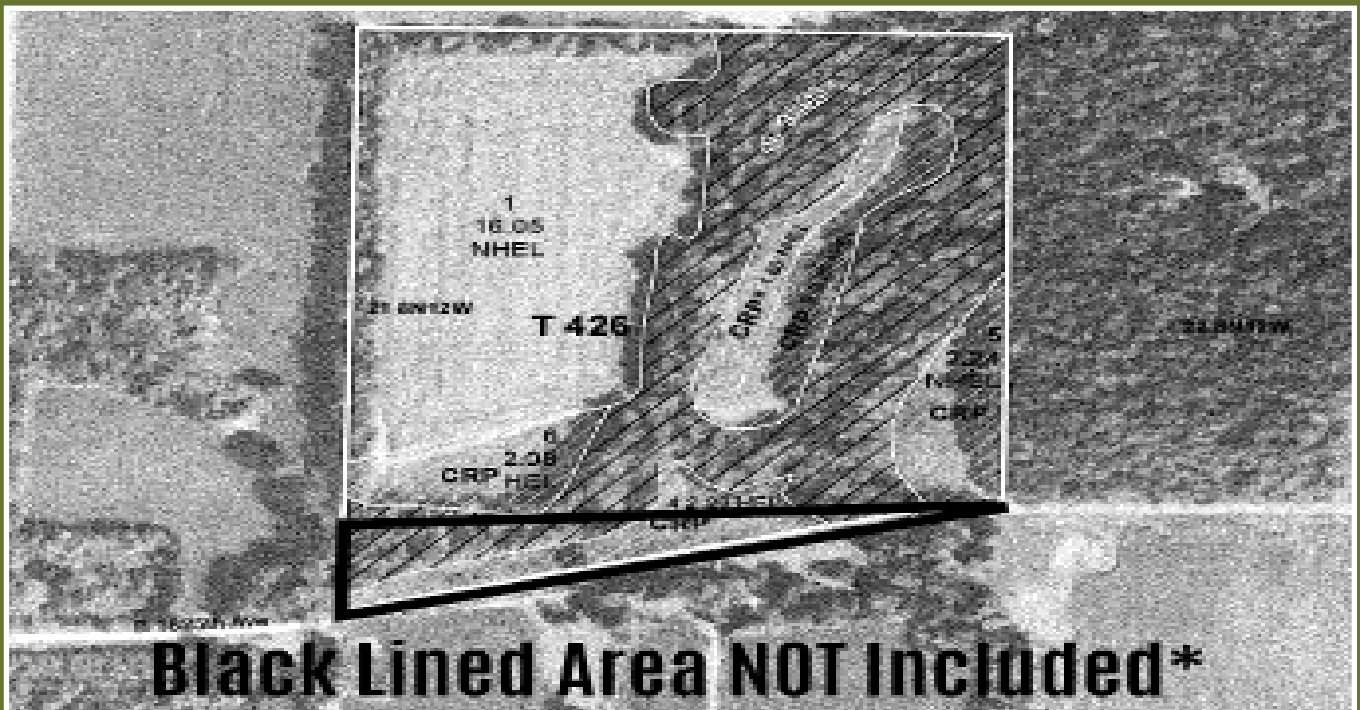
Final Bid Price:

SELLAFARM / 11

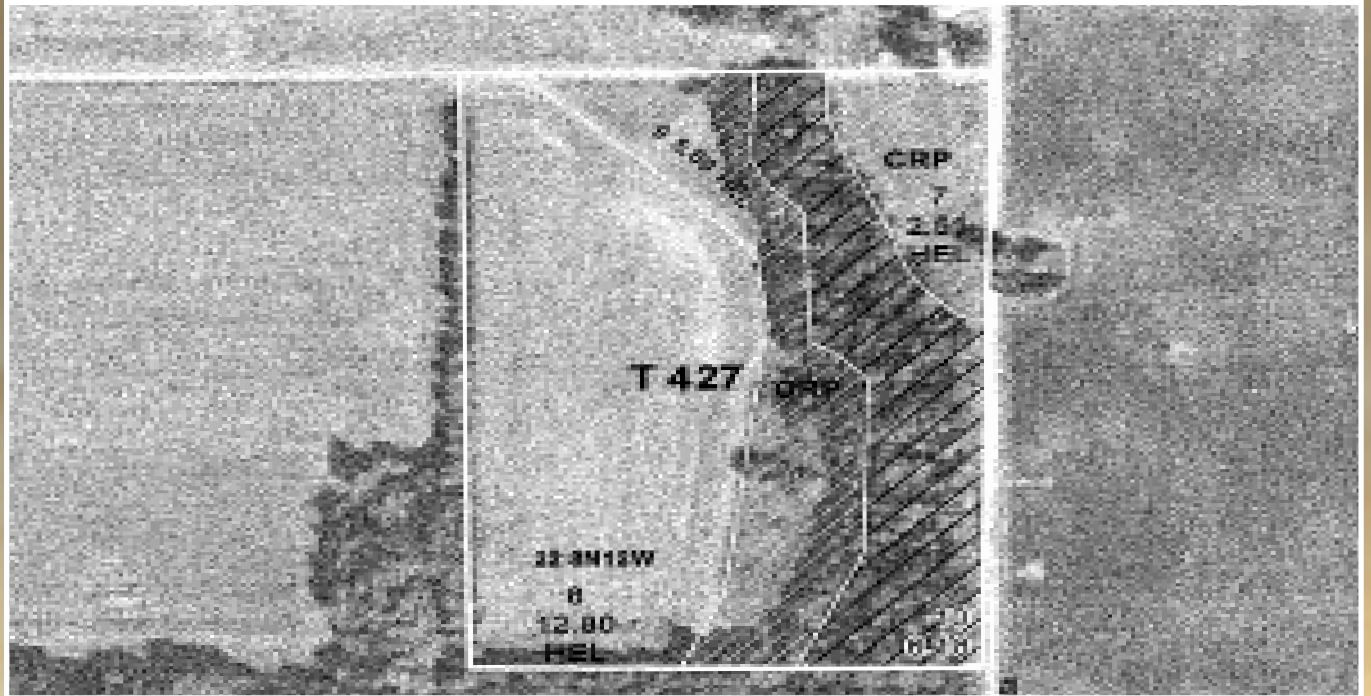
TRACT 1 & 2 FSA MAP



TRACT 3 FSA MAP



TRACT 4 FSA MAP



CRP RENTAL RATES

Tract 1 & 2 CRP Info: Tract 425 – Contract #11049C - 13.73 Enrolled Acres
Rental Rate Per Acre: \$211.20. **Total Annual Contract Payment:** \$2,899.00.
Contract Period: 10-01-2014 to 09-30-2029.

Tract 3 CRP Info: Tract 426 – Contract #11047C - 10.47 Enrolled Acres
Rental Rate Per Acre: \$212.97. **Total Annual Contract Payment:** \$2,231.00.
Contract Period: 10-01-2014 to 09-30-2029.

Tract 4 CRP Info: Tract 426 – Contract #11047C - 8.20 Enrolled Acres
Rental Rate Per Acre: \$200.85. **Total Annual Contract Payment:** \$2,164.7.
Contract Period: 10-01-2014 to 09-30-2029.

CRP Contracts: Buyer shall receive all of the Seller's rights and interest in the CRP contract which results from the enrollment of the real estate in the CRP Program. Buyer agrees to indemnify and hold Seller and their agents harmless from any and all expenses, damages, losses, or claims Seller may incur as a result of the failure of the Buyer to maintain the real estate made subject of this Contract in the CRP Program pursuant to the requirements of the USDA, Farm Service Agency. **Survival:** Except as other expressly stated herein, all arrangements, representations and warranties contained in the Contract shall survive the closing and shall not be canceled by the delivery of the deed.

Final Bid Price:

SEE WWW.SELLAFARM.COM!

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complete information including:

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- Additional High-Resolution Aerial Photos
- Satellite Aerials - Farm Service Agency Maps
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MINERAL & MINERAL RIGHTS

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 2026 Farm Rights.

See www.sellafarm.com for Annapolis Grain Run Tickets for both 2024 & 2025!



SELLAFARM will be providing
FREE OF CHARGE Catered Meal for All Attendees.

PLUS

**Homemade Cinnamon Rolls & Pies
and a Selection of Drinks including Pop, Water & Tea!**

POSSESSION & TITLE WORK

Possession: Possession Date of closing.

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 in 45 Days or Less. Crawford County Title, 302 E. Main Street, Robinson, IL will be the closing agent on the transaction. Mr. Steven Greene, Attorney for Sellers to prepare Deed and Transfer Tax Declaration. Preliminary Title Commitment will be posted to www.sellafarm.com once available under "Documents Tab". Winning Bidder(s) will be provided copy on auction date.

TERMS AND CONDITIONS

Real Estate Taxes: 2025 taxes, due & payable 2026 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.

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 ($\frac{1}{2}$) 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 by years end. Have financial arrangements made prior to auction as sale is not contingent upon Buyer(s) ability to obtain financing.

Agency: SELLAFARM 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.

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 more information, please contact Listing Broker & Land Specialist Zane Parrott at 812-890-5452.

The Newlin Family - Seller
Steven A. Greene - Attorney

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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