


**Sale Name:** Douglas County, IL 40+/- Acre - Sparks Estate

**LOT 1 - 40+/- Acres of Douglas County, IL Farmland**

**Douglas Co. IL, Land Auction**  
**40+/- Acres, Class A Soils - 140+ P.I.**

**Busy In The Field?**  
Call or click in advance to register to bid online or by phone,  
call Auctioneers Gregg Parrott Mobile 618-843-4905 or Zane Parrott 812-890-5452

**SELLAFARM**  
**YOUR TEAM ON THE GROUND** 

Douglas Co., IL Land Auction  
40+/- Acres, 38.55+/- Tillable, ALL NHEL Classification  
All Class A Soil Ratings - High Weighted Productivity of 140.7  
Auction Date: Onsite with Online Bidding Available, Thurs. August 12th, 2021, 5 PM CST  
Auction Location: Atwood, IL American Legion  
323 N. Missouri Street, Atwood, IL  
Land Location: Section 7, Garrett Township, Douglas County, IL  
Lawrence W. Sparks Estate - Seller

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

**Description**

**SELLAFARM**

**YOUR TEAM ON THE GROUND**

**Douglas Co., IL Land Auction**

**40+/- Acres, 38.55+/- Acres Tillable of Highly Desirable Class A Soil Types**

**Weighted Soil Productivity Index of 140.7.**

**Buyer to have 2022 Farm Rights AND Mineral Rights!**

**Live Auction with Live Online Bidding Available!**

**Thursday August 12th, 2021, 5PM Central**

**Auction Location: Atwood, IL American Legion**

**323 N. Missouri Street, Atwood, IL 61913**

**Tract 1 – 40+/- Acres, 38.55+/- Acres Tillable**

**Latitude: 39.855469 Longitude: -88.445823**

**Location: 9.5 Mile West of Tuscola, IL on Route 36 to Route 14 (located in Atwood, IL), North 3.5 Miles to 1400N, East 1 Mile to Land Location. Signs posted.**

**Brief Legal: NE1/4 SE1/4 Section 7, Garrett Township, Douglas County, Illinois. T16N-R7E.**

**Access: Full Frontage Access to 1400N on North -and- Full Frontage Access to 150E on East.**

**Soils: 154A Flanagan Silt Loam, 0-2% slope, 23.46 Ac., 60.9%; 244A Hartsburg Silty Clay Loam, 0-2% slope, 8.04 Ac., 20.9%; 722A Drummer-Milford Silty Clay Loams, 0-2% slope, 5.67 Ac., 14.7%; 199B Piano Silt Loam, 2-5% slope, .97 Ac., 2.5%; 67A Harpster Silty Clay Loam, 0-2% slope, .41 Ac., 1.1%; **Weighted Productivity Index: 140.7. ALL NHEL Classification.****

**Topography: This Farm features near level topography with just 10.2 feet of elevation change. Topography slopes from NW corner to SE corner. Topography map is available for viewing 24 hours a day on [www.sellafarm.com](http://www.sellafarm.com).**

**FSA Info:** Farm No. 2792, Tract No. 3483, Corn Base Ac. 19.30, PLC yield 194; Soybean Base Ac. 19, PLC Yield 54; Total Base Ac. 38.30. Digital copy of Farm Service Map & 156 Record are available for viewing 24 hours a day on [www.sellafarm.com](http://www.sellafarm.com)

**R.E. Estimated Taxes:** Douglas County Assessor Parcel Index Number 05-01-07-400-002, \$1,801.56. (\$45.039 per acre on average). 2021 taxes, due & payable 2022 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing, Buyer(s) thereafter. Digital copy of Tax Bill are available for viewing 24 hours a day on [www.sellafarm.com](http://www.sellafarm.com)

**Farm Rights:** Current Tenant to have 2021 farm rights. Seller to retain 2021 income. Tenancy Termination letter for the 2022 season will be completed by seller's attorney effective upon harvest of 2021 crop.

**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 tenants for the 2021 crop year.

**Survey:** Any survey cost to be paid by buyer(s). Any acreage difference greater than half (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 within 45 days. Have financial arrangements made prior to sale as sale is not contingent upon Buyer(s) ability to obtain financing.

**Title:** Seller shall furnish the buyer(s) at Seller'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).

**Agency:** SELLAFARM, Your Team on the Ground and its representatives are acting as Agents for the Seller.

**Approval of Bids:** 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) a complete listing, aerials, drone tour, photos & plats.

For more information, please contact our Champaign, IL representatives at 217-599-0000 or Gregg Parrott at 618-843-4905 -or- Zane Parrott at 812-890-54542.

**Prospective Buyer(s) are welcome to walk the land at their Convenience!**

**Lawrence W. Sparks Estate – Seller**

**Quantity: 40**



<https://www.sellafarm.com/>