

Sale Name: Evan Tingley - Seller

LOT 1 - 64.24+/- Acres, Near 100% Tillable

Crawford Co. IL, Land Auction

64.24+/- Surveyed Ac., 63.85+/- Tillable

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

The logo features the word "SELLAFARM" in large, bold, white capital letters. To the right of the text is a stylized illustration of a corn cob with leaves. Below the main text, the tagline "YOUR TEAM ON THE GROUND" is written in a smaller, bold, white font. A registered trademark symbol (®) is located to the right of the tagline. The background of the logo is a photograph of a farm landscape with rolling hills and a sunset sky.

Crawford Co., IL Land Auction
64.24+/- Surveyed Acres, 63.85+/- Acres Tillable
ALL NHEL Classification with Buyer to Have 2022 Farm Rights and Minerals
Excellent Access via All-Weather, Hard Surface Road
Auction Date: Live & Online - Tuesday, December 14th, 5 PM Central
Auction Location: Robinson Community Center, 300 S. Lincoln Street, Robinson, IL
Bidding will be on a Per Acre Basis!
Land Location: Licking Township, Crawford County, Illinois
Evan Tingley - Seller

See www.sellafarm.com for online bidding!

Description

SELLAFARM

YOUR TEAM ON THE GROUND

Crawford Co., IL Land Auction

64.24+/- Surveyed Acres, 63.85+/- Acres Tillable

Being sold as 1 Tract – All Bidding Will be on A Per Acre Basis!

Buyer to Have 2022 Farm Rights!

Buyer to Receive Minerals!

Seller Already Paid for Survey!

Bid Now!

Live Auction with Live Online Bidding Available!

Tuesday, December 14th, 2021, 5PM Central

Auction Location: Robinson Community Center

300 S. Lincoln Street, Robinson, IL 62454

Tract 1 – 64.24+/- Surveyed Acres, 63.85+/- Acres Tillable

Latitude: 39.156060 Longitude: -87.893445

Location: From Illinois Route 1: Illinois Route 1 to Annapolis Blacktop (Co. Rd. E. 2000th Ave), West approx. 10.75 Mi. to Co. Rd. 325th Street, North to land location.

-OR- From Casey, IL & Illinois Route 49: Illinois Route 49 approx 2.5 Mi. North of Yale, IL -or- Illinois Route 49 South of Casey, IL Approx 12 Mi. to Co. Rd. E2100th Ave, East 2 Mi. to N. 2100th Street, South 1 Mi. to Annapolis Blacktop (Co. Rd. E. 2000th Ave), East approx. 5.25 Mi. to Co. Rd. 325th Street, North to land location.

Brief Legal: Part of Section 7 and 8, Licking Township, Crawford County, IL. T8N-R13W.

Access: Frontage Access to Co. Rd. 325th Street on East, nice, hard surface all weather road.

Soils: 13A Bluford Silt Loam, 0-2% slope, 24.88 Ac., 37.3%; 14B Ava Silt Loam, 2-5% slope, 23.10 Ac., 34.6%; 7C2 Atlas Silt Loam, 5-10% slope, 5.52 Ac., 8.3%; 13B2 Bluford Silt Loam, 2-5% slope, 4.28 Ac., 6.4%; 12A Wynoose Silt Loam, 0-2% slope, 4.01 Ac., 6%; 8F Hickory Silt Loam, 18-35% slope, 2.88 Ac., 4.3%; 946D2 Hickory-Atlas Complex, 10-18% slope, 2.08 Ac., 3.1%; **Weighted Productivity Index: 95.8. HEL Classification.**

FSA Info: Farm No. 3545, Tract No. 364. Corn Base Ac. 33.2, PLC yield 114; Soybean Base Ac. 30.6, PLC Yield 36; Total Base Ac. 63.8. See digital copy of Maps & 156 Records at are posted to www.sellafarm.com, view anytime. Please Note: CRP Contract expired 9-2021. Advertised tillable acreage does include this CRP as it adjoins the farm to the South and can easily be turned into production as the land offer level topography.

R.E. Estimated Taxes: Crawford County Parcel Index Numbers 01-1-07-000-017-001 (\$496.80), 01-1-08-000-003-000 (\$133.32), 01-1-08-000-004-000 (\$101.52), 01-1-08-000-008-000 (\$38.36), & 01-1-08-000-009-000 (\$61.62). For an estimated total tax of \$831.62. 2021 taxes, due & payable 2022 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 maps that are posted to www.sellafarm.com for tax bills, view anytime.

Farm Rights: Buyer to have 2022 Farm Rights.

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

Possession: Seller will plan to close prior to Year End if Buyer chooses to do so for Tax Purposes. Possession date of closing.

Survey: Advertised Acreage gathered from Recent Survey by Waggoner Land Surveying recorded at Crawford County Clerk & Recorder on 9/14/2021. Please see www.sellafarm.com for digital copy of plat of survey & legal descriptions. 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 by years end. Have financial arrangements made prior to auction 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). Title Work Has Already Been Ordered. SELLAFARM, Your Team on the Ground plans to have preliminary title commitment available prior to auction. Weber Title, Robinson, 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: 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 or www.parrottauctions.com for aerials, drone tour, photos & plats.

For private tour of the land on Polaris Side by Side or more information, please contact Listing Broker & Land Specialist Zane Parrott at 812-890-5452.

Inspection Dates to meet SELLAFARM Land Specialist Zane Parrott for a guided tour of the property!

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

Tract 1 Inspection Dates

Monday, December 6th, 3 – 4 PM Central

and Monday, December 13th, 3- 4 PM Central

Evan Tingley – Seller

Quantity: 1



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