

Sale Name: 80+/- Ac, 76.2+/- Tillable, Crawford Co., IL - Chris & Ruth Weck

LOT Tract 1 - 80+/- Acres, 76.20+/- Tillable

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

SELLAFARM
YOUR TEAM ON THE GROUND 

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 bidding!

Description

SELLAFARM

YOUR TEAM ON THE GROUND

Live In Person Crawford Co., IL Land Auction

80+/- Total Acres, 76.2+/- Tillable Acres

Buyer to have 2025 Farm Rights!

Buyer to Receive Mineral Rights!

Bid Live In Person -or- Live Online at www.sellafarm.com

Thursday, April 10th, 2025, 5 PM Central

Auction Location: Robinson Civic Center

300 S. Lincoln Street, Robinson, IL 62454

LAND LOCATION

Conveniently located West of Porterville near All-Weather, Hard Surface Road that provides Easy Access to Hauling!

Grain Terminals, Truck Routes, Co-Ops, Seed Dealers All Nearby!

Land Location:

-OR- From Robinson, IL (Route 33): 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.

Tract 1 – 80+/- Acres, 76.2+/- Acres Tillable

Latitude: 39.095113 **Longitude:** -87.863188

Brief Legal: SE1/4 NW1/4 -and- SW1/4 NE1/4 of Section 33, Licking Township, 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 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.

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.

Soil Sample Results:

Date Received: 10/11/2024

Date Reported: 10/15/2024

Test Completed by A&L Great Lakes Laboratories through Bunker Hill Supply, Hutsonville, IL 62433

Crop Yield for the Previous 4 Years:

2024: Soybean – 61.3 Bu/Ac

2023: Corn – 212.3 Bu/Ac

2022: Soybean – 68.9 Bu/Ac

2021: Corn – 247.8 Bu/Ac

FSA Info: Farm No. 7294, Tract No. 93. Corn Base Ac. 35, PLC Yield 145; Soybean Base Ac. 35, PLC Yield 44; Total Base Ac. 70. See digital copy of FSA Maps & 156 Records that are posted to www.sellafarm.com, view anytime.

Farm Rights: Buyer(s) to have 2025 Farm Rights.

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. 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 & 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.

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 SELLAFFARM'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). SELLAFFARM, Your Team on the Ground, will post Preliminary Title Commitment to www.sellafarm.com once available under "Documents Tab".

Title Insurance Agent & Closing Agent: 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".

Agency: SELLAFFARM, Your Team on the Ground 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 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 for aerials, drone tour, photos & plats.

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

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

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

Inspection Dates

Monday, March 17th, 3 – 4 PM Central

and Monday, March 31st, 3 – 4 PM Central

Chris & Ruth Weck – Sellers

Craig Weber - Attorney

Quantity: 1



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