

# PUBLIC AUCTION - 36 ACRES FARMLAND & WOODS



## CLAY COUNTY, IL - 3 TRACTS Thurs., Nov. 5, 2020 6:00PM

**Location:** At the intersection of Hwy. 45 and Hwy. 50 at the west edge of Flora, IL go North on Hwy. 45 2mi. to Hickory Hill Ln., turn East on Hickory Hill Lane and go 2.5mi., the property is on the south side of the road. Approx. 2mi. North of Flora, IL, 30mi. South of Effingham, IL & 90mi. E of St. Louis, MO.

**Location of Auction:** Anthony's Wild West Restaurant—107 E. North Ave., Flora, Illinois

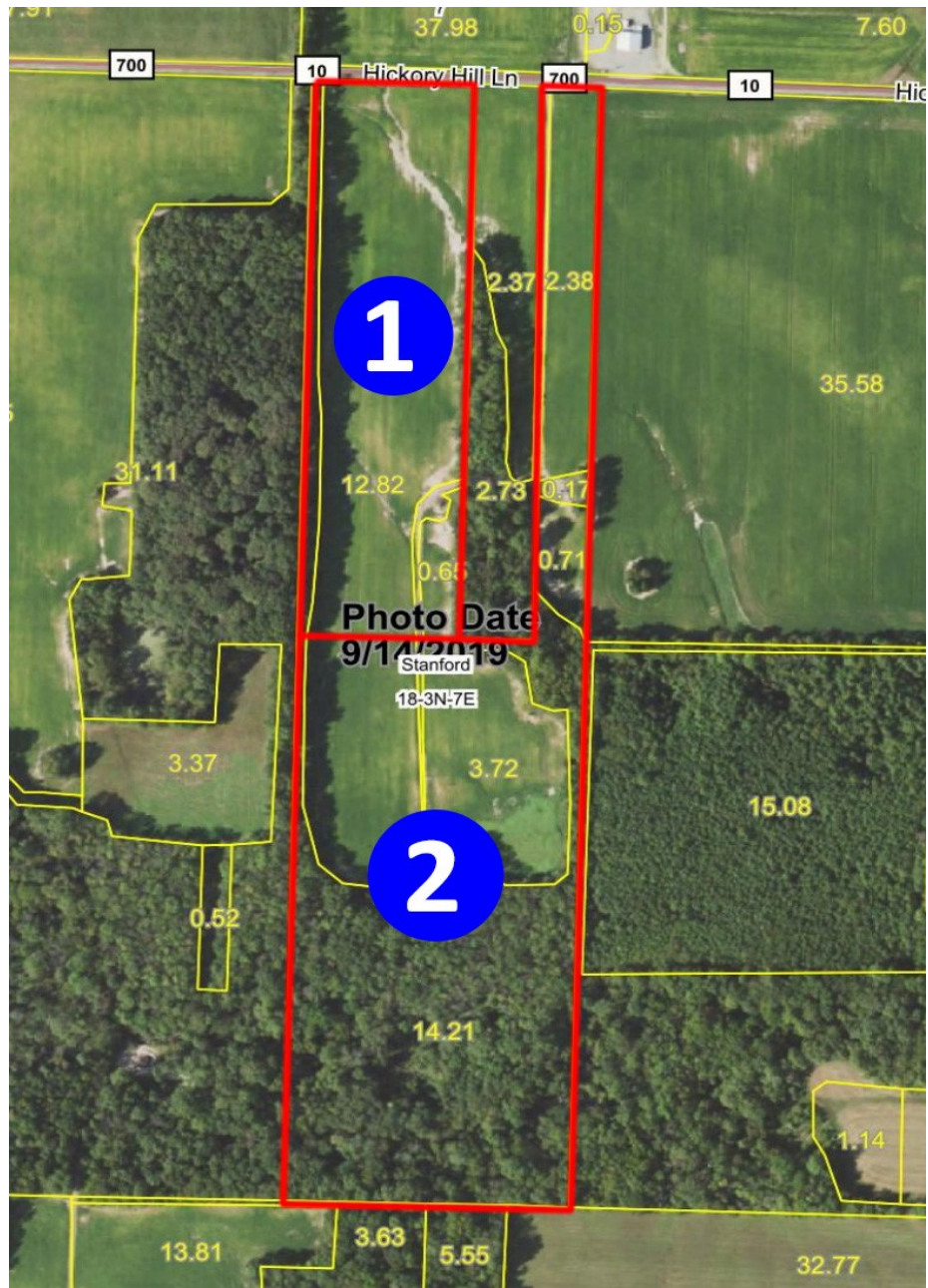
### **TRACT 1** 12 acres +/- Farmland

- PIN: 11-18-200-002
- LOT 1 E 1/2 NW 1/4 NE 1/4 Sec. 18 Stanford (N.) Twp.
- This is a very productive tract of income producing farmland.
- Approx. 11 tillable acres (92%) in row crop production
- Soil Types: Bluford, Passport, Hoyleton, & Wynoose
- Weighted Crop Productivity Index (CPI) of 99.1
- Hickory Hill Lane frontage on northern border

### **TRACT 2** 24 acres +/- Farmland

- PIN: 11-18-200-004
- LOT 3 E 1/2 NW 1/4 NE 1/4 Sec. 18 Stanford (N.) Twp.
- This is an excellent combination tract of farmland and woods.
- Approx. 10.36 tillable acres (43%) in row crop production
- Tillable Soil Types: Bluford, Passport, Hoyleton, & Wynoose
- Weighted Crop Productivity Index (CPI) of 96.3
- Hickory Hill Lane frontage on northern border

### **TRACT 3** 36 acres +/- Combination of Tracts 1 and 2



## LIVE & ONLINE BIDDING

**TERMS ON REAL ESTATE:** 15% of the purchase price placed down day of sale and the balance due at closing on or before December 8, 2020. Sellers guarantee good and merchantable title. Sellers will pay the 2019 real estate taxes due and payable in 2020 and the 2020 taxes due and payable in 2021. Buyer(s) will pay all subsequent taxes thereafter. 2019 real estate taxes on Tract 1 were \$116.74 & Tract 2 were \$157.52. **Sellers retain no mineral rights;** however, subject to any prior reservations. Possession will be following the 2020 fall harvest and the farm has open tenancy for the 2021 farming season. Seller and Buyer(s) will enter into a Sales Contract day of sale. All announcements day of sale take precedence over any previously printed materials or advertisements. **No Buyers Premium**

**ONLINE BIDDING:** Bidders will be allowed to bid in person at the live auction or they have the option of bidding online. Go to [www.carsonauctionandrealty.com](http://www.carsonauctionandrealty.com) for online bidding rules and instructions.

**SELLER: NORMAN "MIKE" RINEHART**  
ATTORNEY FOR THE SELLER: KYLE BOOSE OF THE LAW GROUP - EFFINGHAM, IL



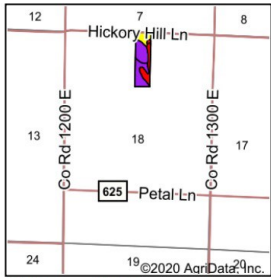
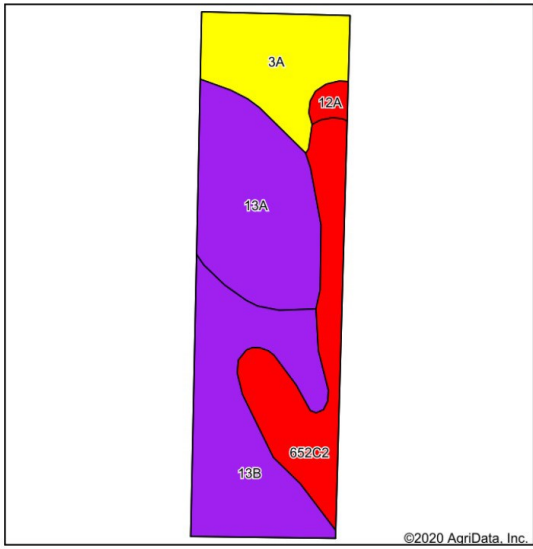
**AUCTION & REALTY CO**

COL. JUSTIN CARSON #441.001711  
Managing Broker, Certified General Appraiser, & Auctioneer 618-662-4911  
204 E. North Ave., Flora, IL 62839

[www.carsonauctionandrealty.com](http://www.carsonauctionandrealty.com)



**Soils Map**



State: **Illinois**  
 County: **Clay**  
 Location: **18-3N-7E**  
 Township: **Stanford**  
 Acres: **12.08**  
 Date: **10/6/2020**



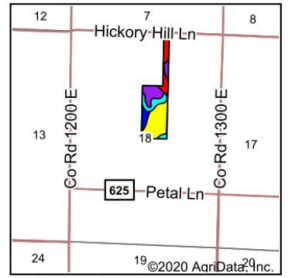
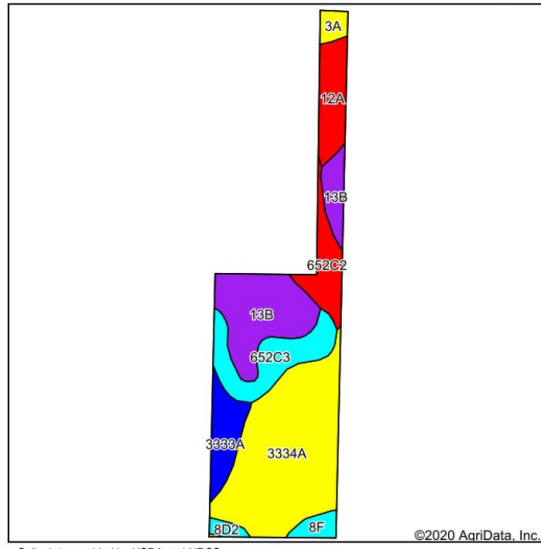
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**13B	Bluford silt loam, 2 to 5 percent slopes	3.79	31.4%		**135	**44	**54	**100
13A	Bluford silt loam, 0 to 2 percent slopes	3.46	28.6%		136	44	55	101
**652C2	Passport silt loam, 5 to 10 percent slopes, eroded	2.53	20.9%		**116	**39	**51	**88
3A	Hoyleton silt loam, 0 to 2 percent slopes	2.10	17.4%		146	46	58	108
12A	Wynoose silt loam, 0 to 2 percent slopes	0.20	1.7%		128	42	51	97
				<b>Weighted Average</b>	<b>133.1</b>	<b>43.3</b>	<b>54.3</b>	<b>99.1</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811  
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>  
 \*\* indexes adjusted for slope and erosion according to Bulletin 811 Table S3

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**Soils Map**



State: **Illinois**  
 County: **Clay**  
 Location: **18-3N-7E**  
 Township: **Stanford**  
 Acres: **24.03**  
 Date: **10/6/2020**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
3334A	Birds silt loam, 0 to 2 percent slopes, frequently flooded	9.59	39.9%		157	51	61	117
**13B	Bluford silt loam, 2 to 5 percent slopes	5.03	20.9%		**135	**44	**54	**100
**652C3	Passport silty clay loam, 5 to 10 percent slopes, severely eroded	2.81	11.7%		**108	**36	**47	**82
12A	Wynoose silt loam, 0 to 2 percent slopes	1.86	7.7%		128	42	51	97
**652C2	Passport silt loam, 5 to 10 percent slopes, eroded	1.72	7.2%		**116	**39	**51	**88
3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	1.67	6.9%		174	56	68	128
**8F	Hickory silt loam, 18 to 35 percent slopes	0.56	2.3%		**86	**29	**35	**65
3A	Hoyleton silt loam, 0 to 2 percent slopes	0.49	2.0%		146	46	58	108
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	0.30	1.2%		**108	**36	**44	**82
				<b>Weighted Average</b>	<b>140.2</b>	<b>45.8</b>	<b>56</b>	<b>104.7</b>

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**Farmland/Woods Auction**  
**Thurs., Nov. 5, 2020 6:00PM**

**CARSON**  
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