

PUBLIC AUCTION - 160 ACRES FARM & HUNTING LAND



WAYNE COUNTY, IL - 3 TRACTS Thurs., Jan. 25, 2024 11:00AM

Location: At the intersection of Route 161 (Highway 16) and the Orchardville Blacktop (Highway 13) in Orchardville, IL go South 2 miles to CR 1610N, then go East 1 mile. Tract 1 is on the North side of the road. Go East 1/2 mile to CR 375E and go North 1/4 mile. Tracts 2 & 3 are on the East side of the road. Approx. 6mi. Southwest of Johnsonville, IL; Approx. 12mi. North of Wayne City, IL; Approx. 25mi. Northeast of Mt. Vernon, IL; Approx. 90mi. E of St. Louis, MO. **Location of Auction:** Johnsonville Ruritan Building—Johnsonville, IL (WATCH FOR SIGNS)

TRACT 1 80 acres +/- Farm, Woods, Recreational

- PIN: 18-27-032-010/011
- E 1/2 SW 1/4 Sec. 27, Orchard Twp., Wayne Co., IL
- An outstanding tract for hunting, row crop, livestock, homesites.
- Approx. 49.05 tillable acres (61%)
- Predominate Soil Types: Belknap, Plumfield, Passport, Bluford, Ava
- Weighted Crop Productivity Index (CPI) of 95.2
- Blacktop road frontage on southern border

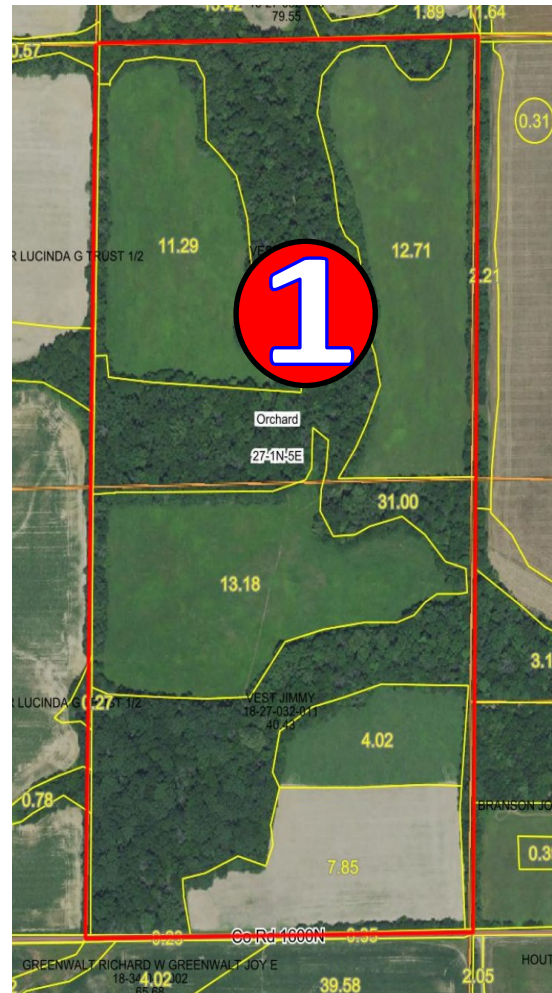
TRACT 2 40 acres +/- Farmland

- PIN: 18-27-032-015
- NE 1/4 SE 1/4 Sec. 27, Orchard Twp., Wayne Co., IL
- This is another tract of combination tillable and wooded acreage.
- Approx. 24.18 tillable acres (61%)
- Predominate Soil Types: Bonnie, Belknap, Creal
- Weighted Crop Productivity Index (CPI) of 100.5
- Blacktop frontage on western border

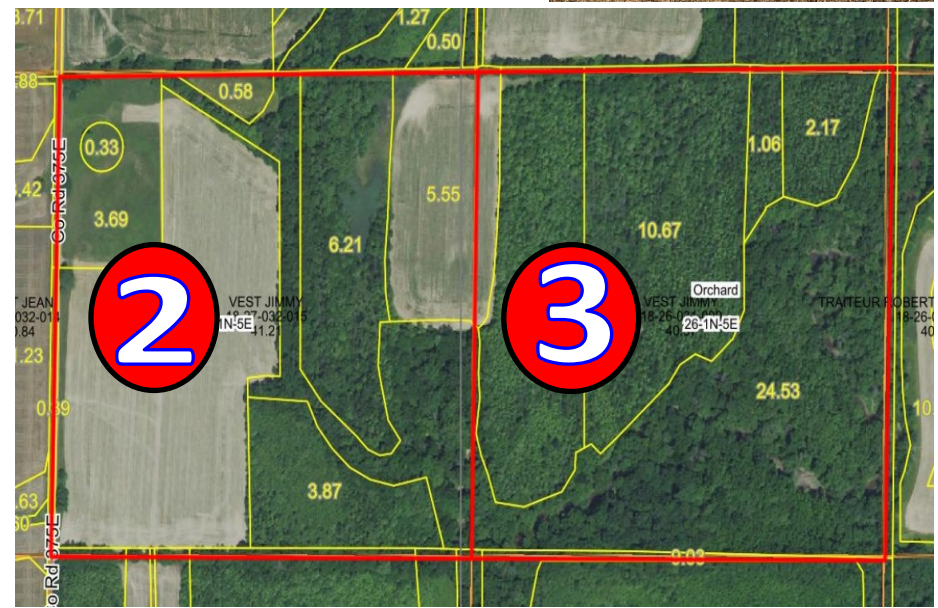
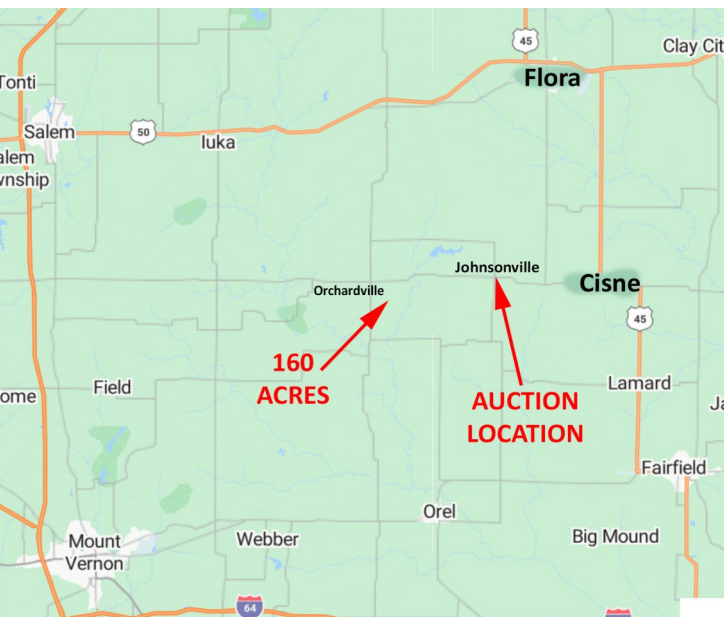
TRACT 3 40 acres +/- Farmland

- PIN: 18-26-031-009
- NW 1/4 SW 1/4 Sec. 26, Orchard Twp., Wayne Co., IL
- This is an outstanding tract of wooded hunting acreage.
- 100% of this tract is wooded with some saleable timber
- Predominate Soil Types: Bonnie, Belknap, Creal, Bluford
- Weighted Crop Productivity Index (CPI) of 103.1
- Easement access along the north side of Tract 2

TRACT 4 80 acres +/- Combination of Tracts 2 and 3



LIVE BIDDING ONLY



TERMS ON REAL ESTATE: 15% of the purchase price placed down day of sale and the balance due at closing on or before February 27, 2024. Sellers guarantee good and merchantable title. Sellers will pay the 2023 real estate taxes due and payable in 2024. Buyer(s) will pay all subsequent taxes thereafter. 2022 real estate taxes on Tract 1 \$653.38; Tract 2 \$489.64; Tract 3 \$528.60. Sellers retain no mineral rights; however, subject to any prior reservations. Possession will be at closing subject to current farm tenants rights. The farm is rented for the 2024 farming year. Buyer(s) will receive landowner's share of the 2024 farm income. Sellers 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



SELLERS: THE JIMMY VEST ESTATE
CARSON

AUCTION & REALTY CO

COL. JUSTIN CARSON #441.001711

Managing Broker, Certified General Appraiser, & Auctioneer 618-662-4911

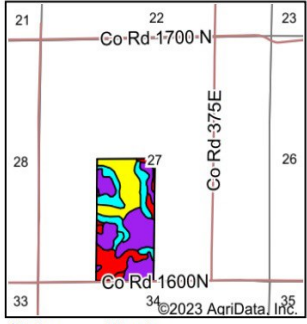
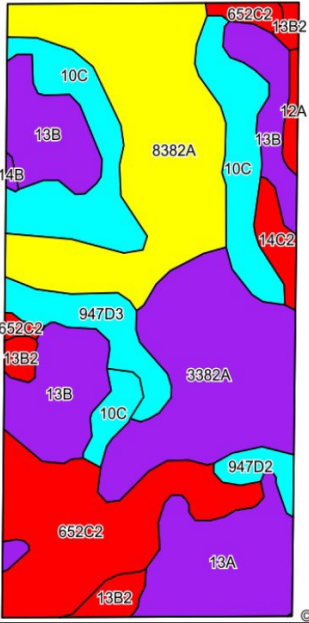
204 E. North Ave., Flora, IL 62839

www.carsonauctionandrealty.com



TRACT 1

Soils Map



State: Illinois
 County: Wayne
 Location: 27-1N-5E
 Township: Orchard
 Acres: 80.26
 Date: 12/20/2023



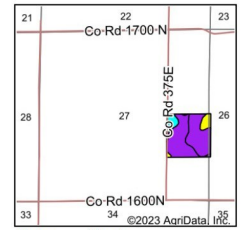
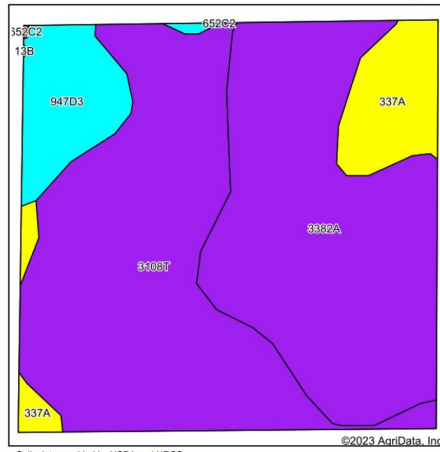
Soils data provided by USDA and NRCS.

a	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
1A	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	16.60	20.7%	100	156	52	63	110
B2A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	12.90	16.1%	105	140	47	57	105
C	Plumfield silty clay loam, 5 to 10 percent slopes	11.87	14.8%	79	79	26	30	61
2C2	Passport silt loam, 5 to 10 percent slopes, eroded	11.60	14.5%	118	118	39	52	81
B	Bluford silt loam, 2 to 5 percent slopes	11.56	14.4%	135	135	44	54	101
	Bluford silt loam, 0 to 2 percent slopes	7.14	8.9%	136	136	44	55	101
7D3	Hickory-Passport clay loams, 10 to 18 percent slopes, severely eroded	3.38	4.2%	95	95	32	40	71
B2	Bluford silt loam, 2 to 5 percent slopes, eroded	1.94	2.4%	129	129	42	52	91
C2	Ava silt loam, 5 to 10 percent slopes, eroded	1.32	1.6%	120	120	39	49	81
7D2	Hickory-Passport silt loams, 10 to 18 percent slopes, eroded	1.20	1.5%	107	107	36	45	81
	Wynoose silt loam, 0 to 2 percent slopes	0.61	0.8%	128	128	42	51	91
B	Ava silt loam, 2 to 5 percent slopes	0.14	0.2%	134	134	44	54	91
	Weighted Average				126.9	42	51.7	95.1

Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
 Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

TRACT 2

Soils Map



State: Illinois
 County: Wayne
 Location: 26-1N-5E
 Township: Orchard
 Acres: 42.04
 Date: 12/20/2023



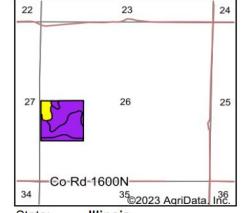
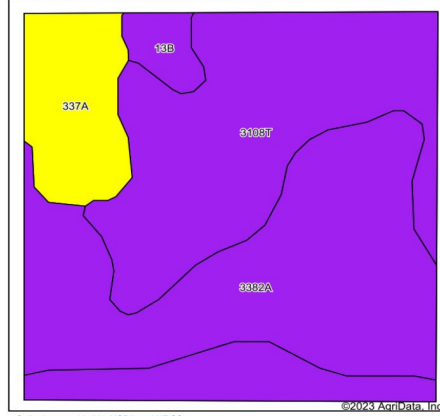
Soils data provided by USDA and NRCS.

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
**310BT	Bonnie silt loam, sodic, 0 to 2 percent slopes, frequently flooded	18.36	43.7%	100	134	44	53	100
**3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	16.56	39.4%	105	140	47	57	105
337A	Creal silt loam, 0 to 2 percent slopes	3.66	8.7%	110	151	47	59	110
**947D3	Hickory-Passport clay loams, 10 to 18 percent slopes, severely eroded	3.46	8.2%	72	96	32	40	72
	Weighted Average				134.6	44.5	54	100.5

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
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TRACT 3

Soils Map



State: Illinois
 County: Wayne
 Location: 26-1N-5E
 Township: Orchard
 Acres: 40.7
 Date: 12/20/2023



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
**310BT	Bonnie silt loam, sodic, 0 to 2 percent slopes, frequently flooded	18.59	45.7%	100	134	44	53	100
**3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	16.26	40.0%	105	140	47	57	105
337A	Creal silt loam, 0 to 2 percent slopes	4.63	11.4%	110	151	47	59	110
**13B	Bluford silt loam, 2 to 5 percent slopes	1.20	2.9%	101	135	44	54	101
	Weighted Average				138.4	45.5	55.3	103.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
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160+/- Acres

Farmland & Recreational

Thurs., Jan. 25, 2024 11AM

CARSON
 AUCTION & REALTY CO
 204 E. NORTH AVE.,
 FLORA, IL 62839