

PUBLIC AUCTION 78 ACRES TOP QUALITY FARMLAND

**HIGHLY
TILLABLE**

CLAY COUNTY, IL - 3 TRACTS Thurs., Apr. 25, 2024 9:00AM

Location: From the intersection of Hwy. 45/50 just east of Flora, IL go east on Hwy. 50 3 miles to Dutch Hale Rd., turn south and go 2 miles. All tracts are on the east side of the road.

Approx. 6mi. southeast of Flora, IL; Approx. 35mi. South of Effingham, IL; Approx. 90mi. East of St. Louis, MO

Location of Auction: Clay City Community Center — South 1st Street, Clay City, IL (Watch For Signs)

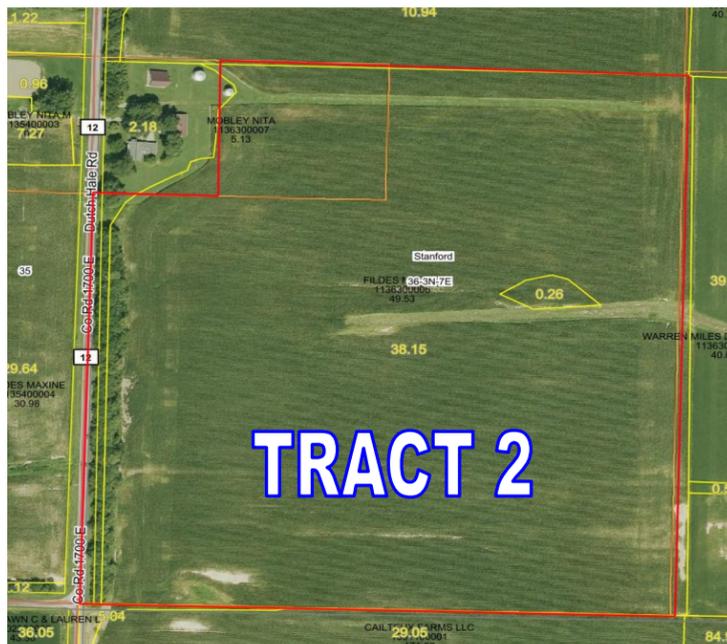
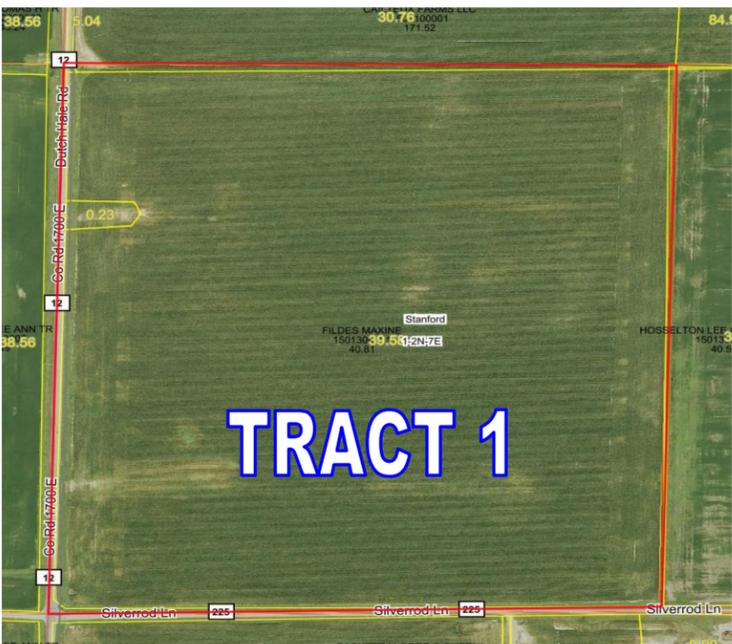
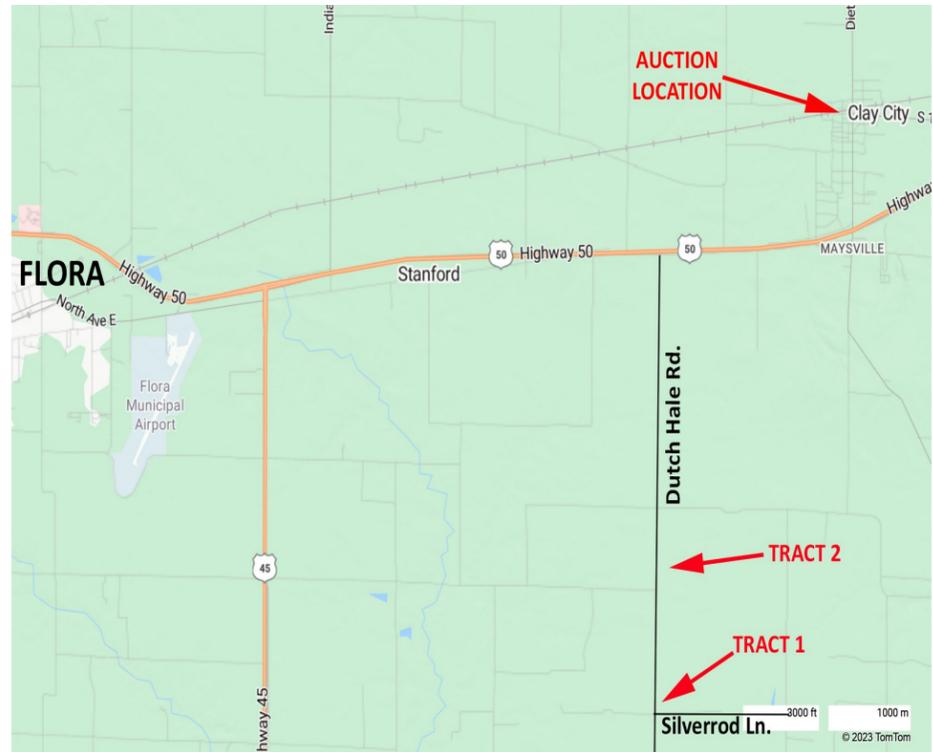
TRACT 1 40 acres +/- Farmland

- PIN: 15-01-300-001
- NW 1/4 SW 1/4 Sec. 1, Stanford (S) Twp., Clay Co., IL
- This is an outstanding tract of tillable farmland.
- Approx. 40 tillable acres (100%) in row crop production
- Soil Types: Cisne and Hoyleton
- Weighted Crop Productivity Index (CPI) of 109
- Dutch Hale Road and Silverrod Lane

TRACT 2 38 acres +/- Farmland

- PIN: 11-36-300-006
- Part SW 1/4 SW 1/4 Sec. 36, Stanford (N) Twp., Clay Co., IL
- This is another quality tract of tillable farmland.
- Approx. 37.12 tillable acres (98%) in row crop production
- Soil Types: Wynoose and Hoyleton
- Weighted Crop Productivity Index (CPI) of 103.1
- Dutch Hale Road Frontage on western border

TRACT 3 78 acres +/- (Combination of Tracts 1 & 2)



TERMS ON REAL ESTATE: Sellers reserve the right to reject any and or all bids. 15% of the purchase price placed down day of sale and the balance due at closing on or before May 28, 2024. Sellers guarantee good and merchantable title. Real estate is selling "as is" with no guarantees or warranties. Sellers will not be providing a survey. 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 were: Tract 1 - \$788.04, Tract 2 - \$833.18. Sellers retain 1/2 of their mineral rights for 10 years and as long as production exists thereafter. Possession will be following the removal of the 2024 crop. The buyer(s) will receive the cash rent for the 2024 farming season. Sellers will provide a credit at closing to the buyer(s) for the 2024 cash rent of \$175/ac. 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 ESTATE OF MAXINE FILDES

Sellers Attorney: Aaron Leonard of Taylor Law Office—Flora, IL

CARSON

AUCTION & REALTY CO

COL. JUSTIN CARSON #441.001711

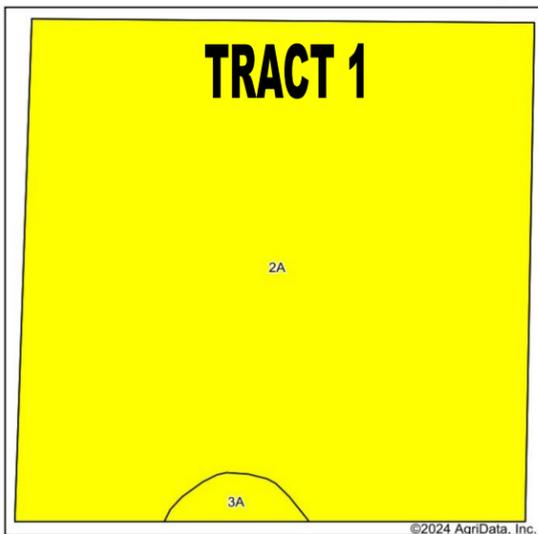
Managing Broker, Certified General Appraiser, & Auctioneer 618-662-4911

204 E. North Ave., Flora, IL 62839

www.carsonauctionandrealty.com



Soils Map



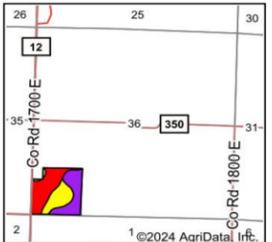
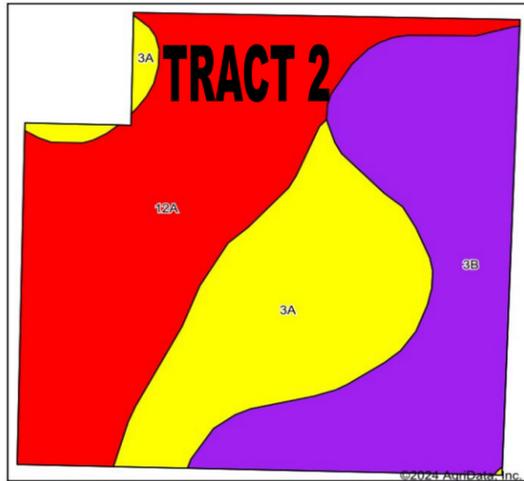
State: Illinois
 County: Clay
 Location: 1-2N-7E
 Township: Stanford
 Acres: 40.96
 Date: 3/29/2024



Soils data provided by USDA and NRCS.

Area Symbol: IL025, Soil Area Version: 18										
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	*n NCCPI Soybeans	
2A	Cisne silt loam, 0 to 2 percent slopes	40.17	98.1%		149		46	59	109	71
3A	Hoylet silt loam, 0 to 2 percent slopes	0.79	1.9%		146		46	58	108	64
Weighted Average					148.9		46	59	109	*n 70.9

Soils Map

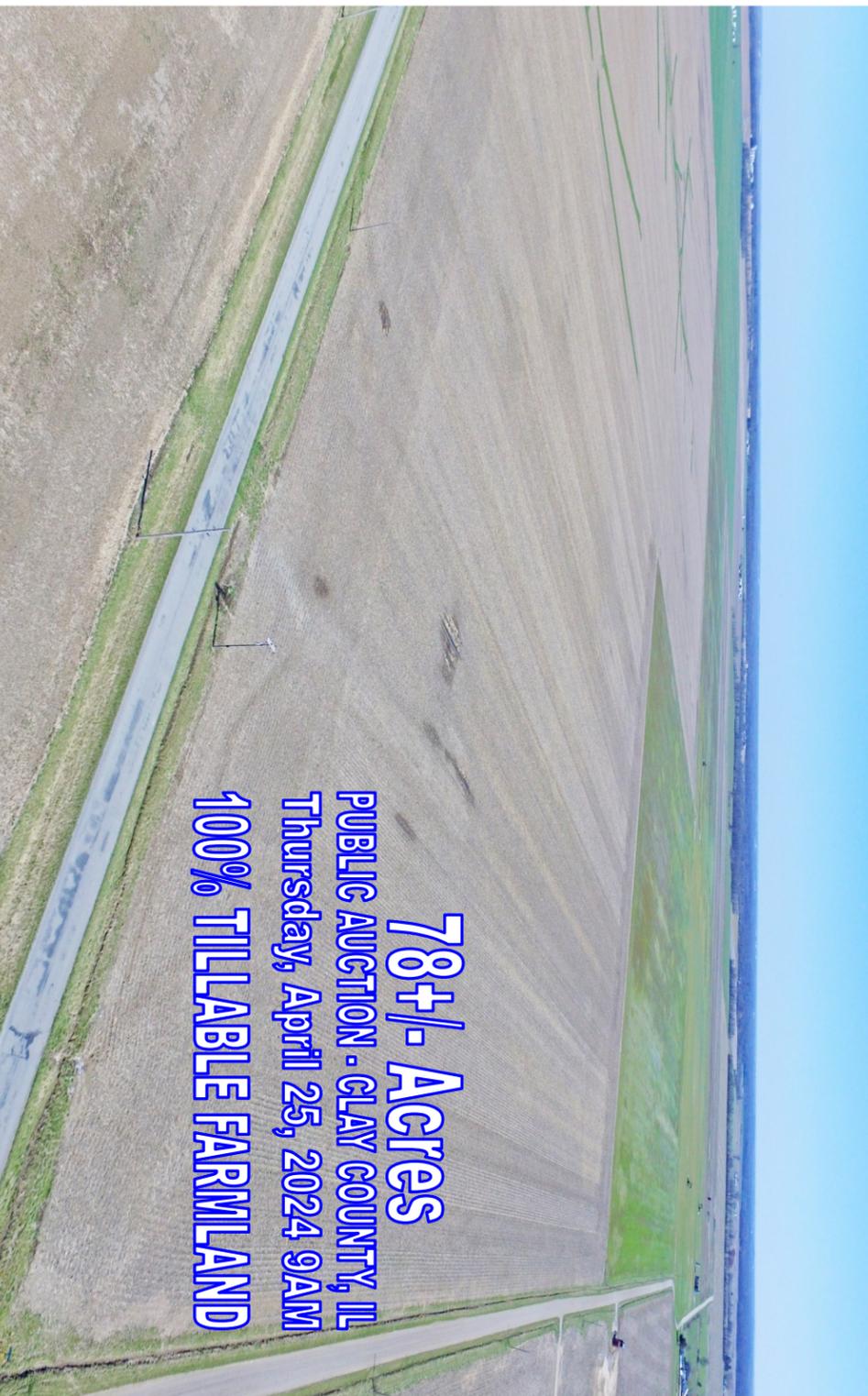
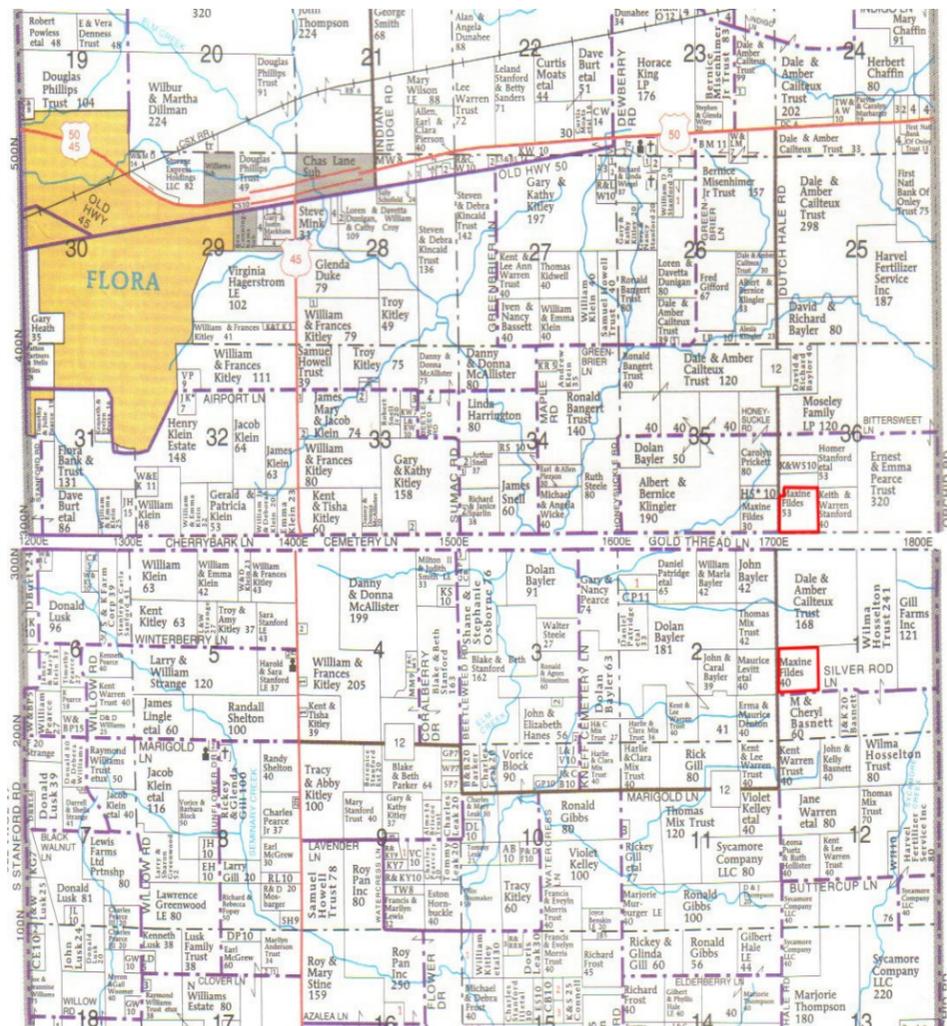


State: Illinois
 County: Clay
 Location: 36-3N-7E
 Township: Stanford
 Acres: 38.06
 Date: 3/29/2024



Soils data provided by USDA and NRCS.

Area Symbol: IL025, Soil Area Version: 18										
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	*n NCCPI Soybeans	
12A	Wynose silt loam, 0 to 2 percent slopes	15.68	41.2%		128	42	51		97	49
**3B	Hoylet silt loam, 2 to 5 percent slopes	12.45	32.7%		**145	**46	**57		**107	63
3A	Hoylet silt loam, 0 to 2 percent slopes	9.93	26.1%		146	46	58		108	64
Weighted Average					138.3	44.4	54.8		103.1	*n 57.5



784+/- Acres
PUBLIC AUCTION - CLAY COUNTY, IL
Thursday, April 25, 2024 9AM
100% TILLABLE FARMLAND

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