

55.64 ACRES
LAND AUCTION
THURS. EVENING, OCTOBER 26, 2017
6:00 P.M.

AUCTION LOCATION: Knights of Columbus
1001 Ohio Ave.
Rantoul, IL 61866

LAND LOCATION: 1 mile West of Rantoul, IL on US Route 136 to CR 1200 E,
then 3 miles North to CR 3300 N, then ½ mile West.

LEGAL: 55.64 acres + or – Part of the NW ¼, S24,T22N, R8E, 3rd PM,
Champaign County, IL.

TERMS & CONDITIONS: Subject to 2018 Cash Rent Farm Lease, 10% down
payment of purchase price auction day, upon signing a formal contract. Balance to
be paid within 30 days. Auction price subject to Sellers approval. 2017 taxes and
all prior taxes will be paid by Sellers. All future taxes are the responsibility of the
Buyer. 2016 taxes \$1944.44

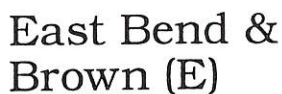
ELSESSER TRUST & ALAN TUTTOLOMONDO, OWNERS

William R. Scott, Attorney
217-893-1401

Auction conducted by:

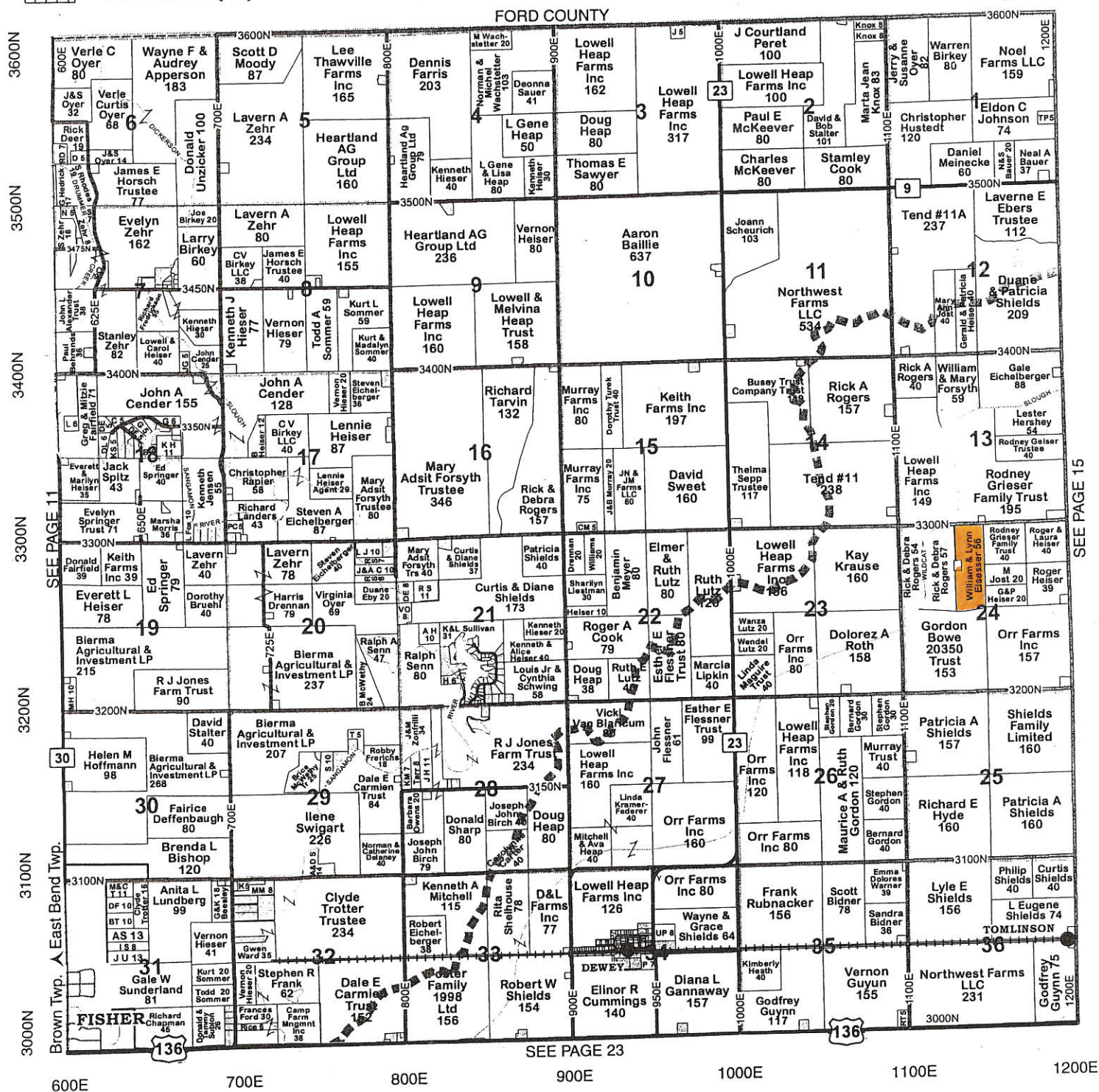


AUCTION & REALTY
217.469.2500 www.jimclingan.com
P.O. Box 1047, ST. JOSEPH, IL 61873

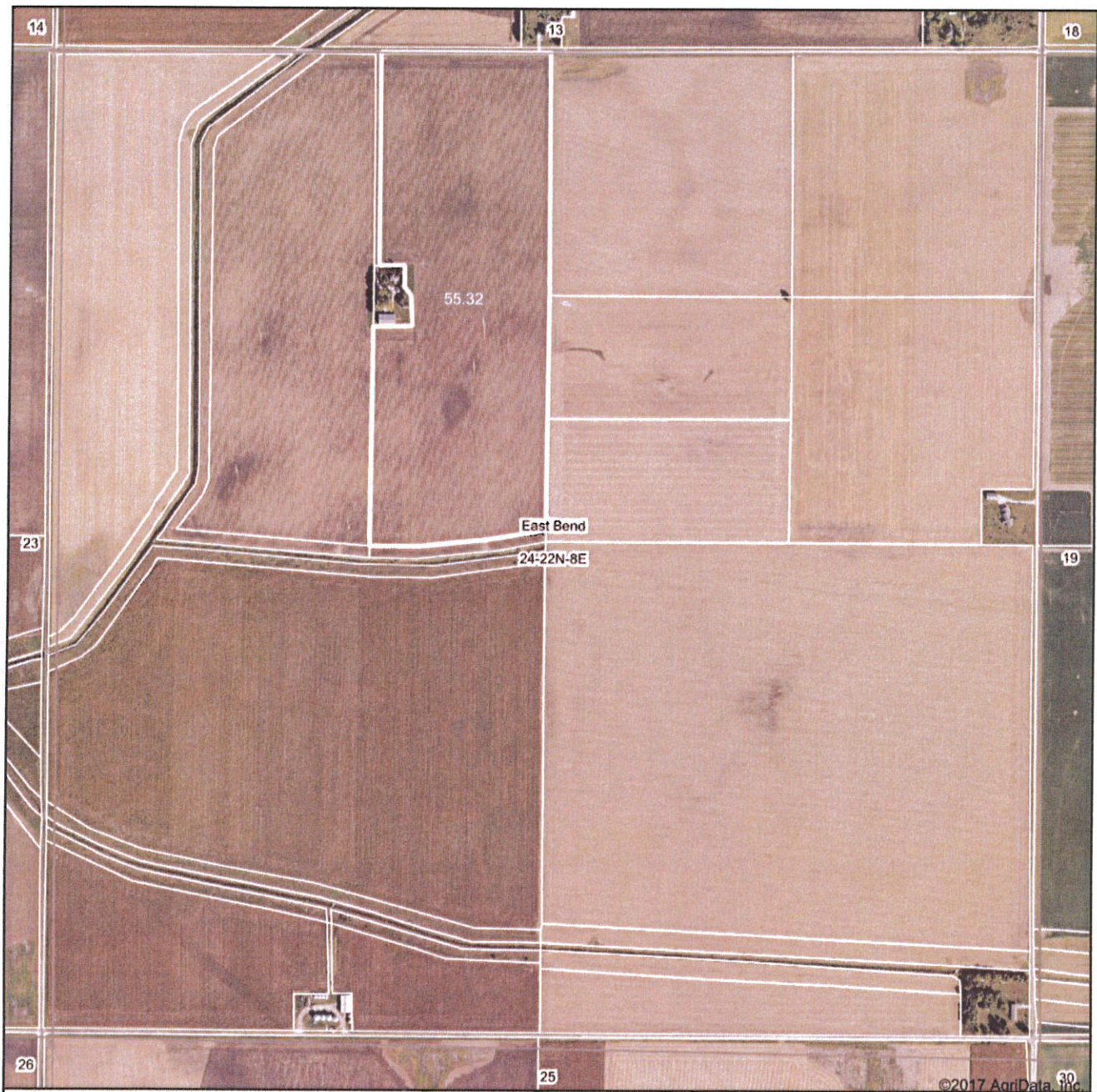


Township 22N - Range 8E

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Aerial Map



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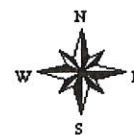
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map center: 40° 20' 52.58, -88° 14' 33.18

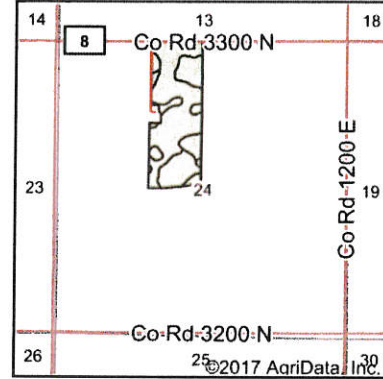
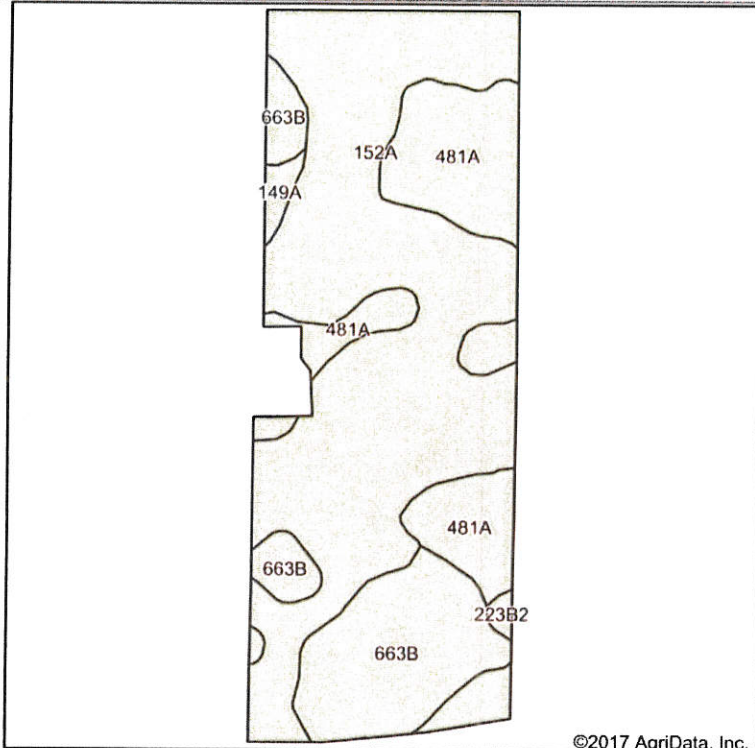
0ft 837ft 1673ft

24-22N-8E
Champaign County
Illinois



9/25/2017

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **24-22N-8E**
 Township: **East Bend**
 Acres: **55.32**
 Date: **9/25/2017**



Maps Provided By:



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Area Symbol: IL019, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	33.23	60.1%		FAV	195	63	73	100	0	0.00	5.64	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	10.91	19.7%		FAV	183	58	73	102	0	0.00	5.64	134
**663B	Clare silt loam, 2 to 5 percent slopes	10.33	18.7%		FAV	**180	**56	**69	**96	0	**6.34	0.00	**133
149A	Brenton silt loam, 0 to 2 percent slopes	0.58	1.0%		FAV	195	60	74	105	0	0.00	5.64	141
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	0.27	0.5%		FAV	**150	**48	**61	**75	0	**4.65	0.00	**110
Weighted Average						189.6	60.6	72.2	99.6	*-	1.21	4.56	139.8

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:

<https://www.ideals.illinois.edu/handle/2142/10277>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".