

HOUSE*MACHINE SHED*TILLABLE*WOODS

LAND AUCTION

FRIDAY, SEPTEMBER 29, 2017

11:00 A.M.

AUCTION LOCATION: 24506 N 750 E. Rd., Collison, IL
or ½ mile Southeast of Collison, IL on County Road 10

DESCRIPTION:

TRACT 1: 99.5 acres more or less, part of S2, T20N, R13W, 2nd PM, Vermilion County, IL consisting of 3 BR, 2 BA Brick Home with full basement and 2 car attached garage. 30'X40' Machine Shed, Approximately 67 acres tillable, balance pasture, woods, building site.

TRACT 2: 18.19 acres more or less, part of S18, T20N, R12W 2nd PM, Vermilion County, IL and located 5 miles North of Oakwood, IL on the Newtown Rd 900 E/2250 N.

TERMS: 10% down payment required auction day, upon signing of formal contract. Balance to be paid within 30 days. Final Sale price is subject to Court Approval and Sellers confirmation.

POSSESSION: House and Shed possession at closing. Farmland possession upon removal of 2017 growing crop, or January 1, 2018, whichever is sooner.

CONDITIONS: Property, including house and shed are sold "AS IS-WHERE IS" basis with no warranties, or guarantees expressed, or implied. 2017 taxes and all prior taxes will be paid by Sellers. All future taxes are the responsibility of Buyers.

OWNERS: Ronald Camp, Matt Myrick, Guardian
Virginia Camp, Carl Camp, Guardian
ATTORNEYS: Kerry Clapper: 217-446-1650
Lance Camp: 309-852-5555

Auction conducted by:

JIM
CLINGAN

AUCTION & REALTY

217.469.2500 www.jimclingan.com

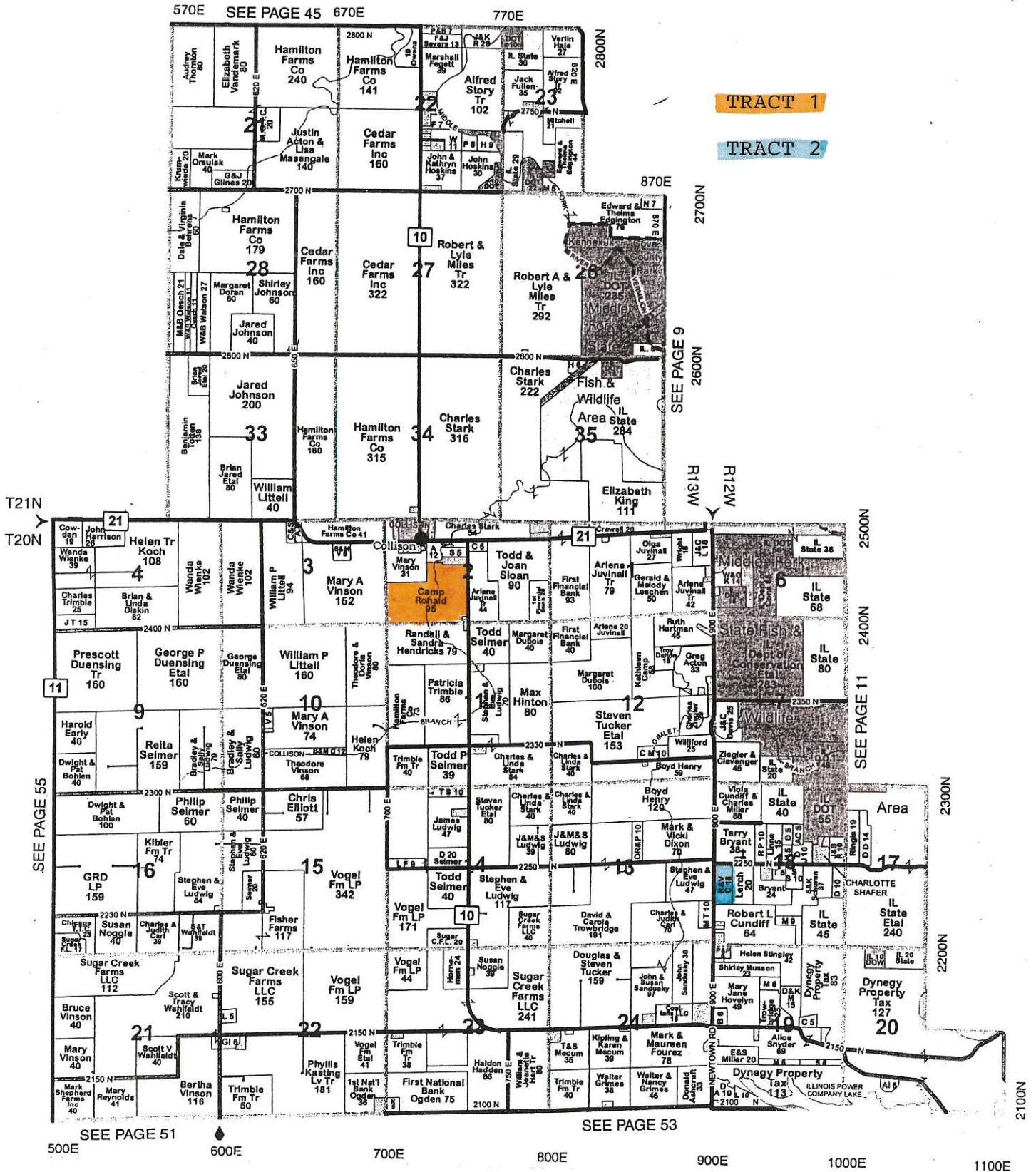
P.O. Box 1047, ST. JOSEPH, IL 61873

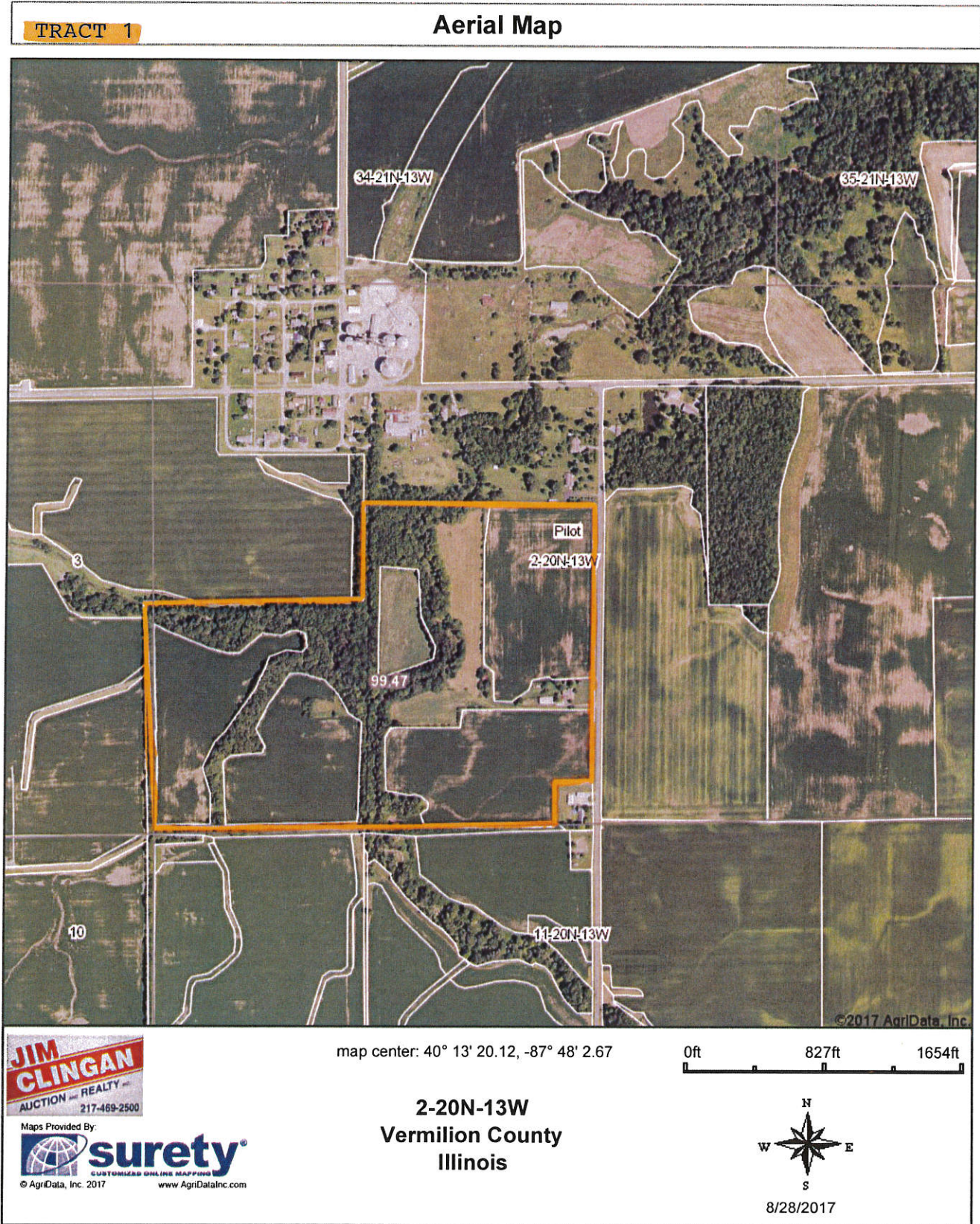


PILOT (E)

Townships 20N & 21N - Ranges 12W & 13W

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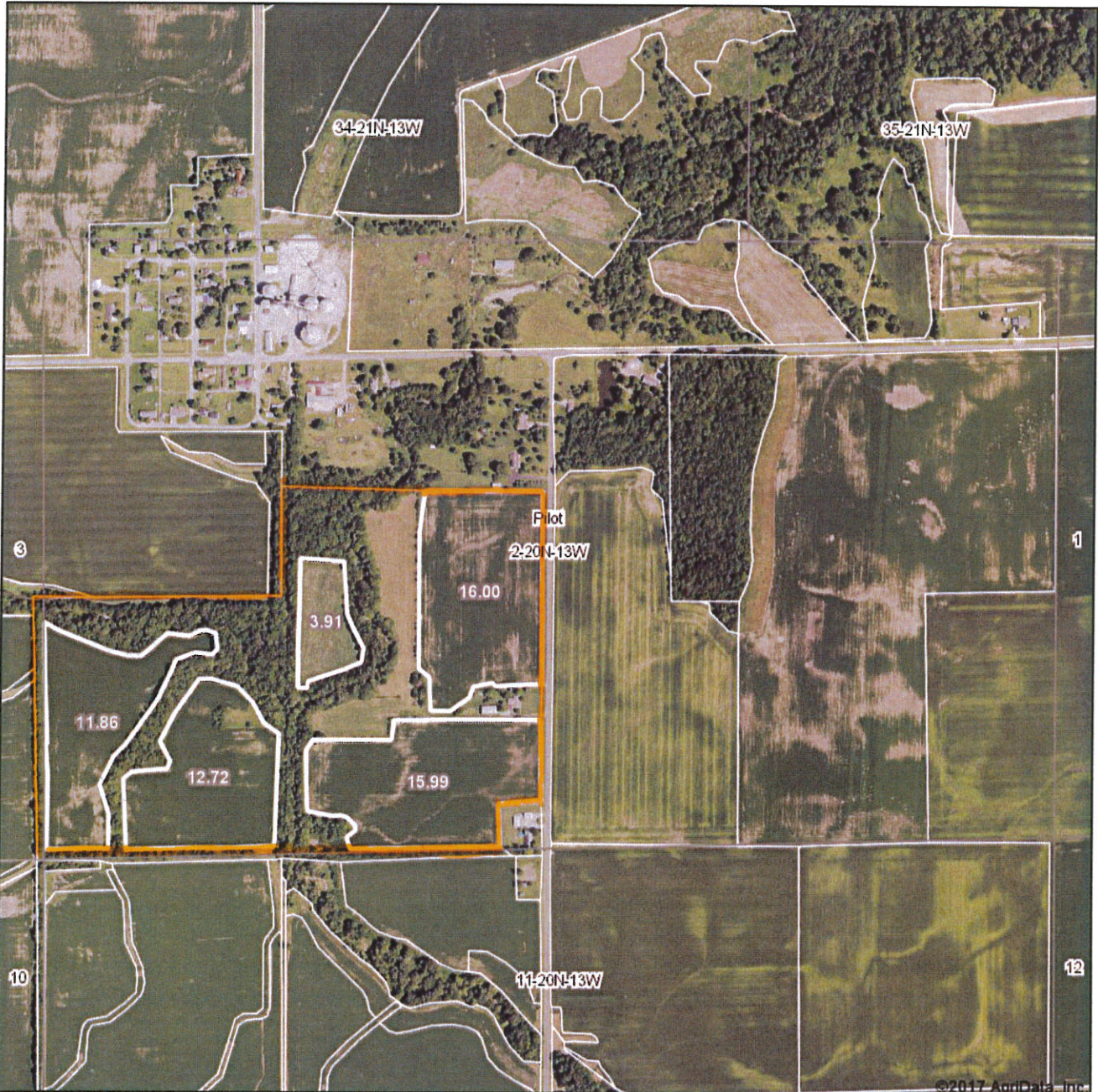




Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

TRACT 1

Aerial Map



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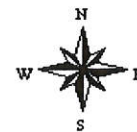
map center: 40° 13' 19.32, -87° 47' 54.31



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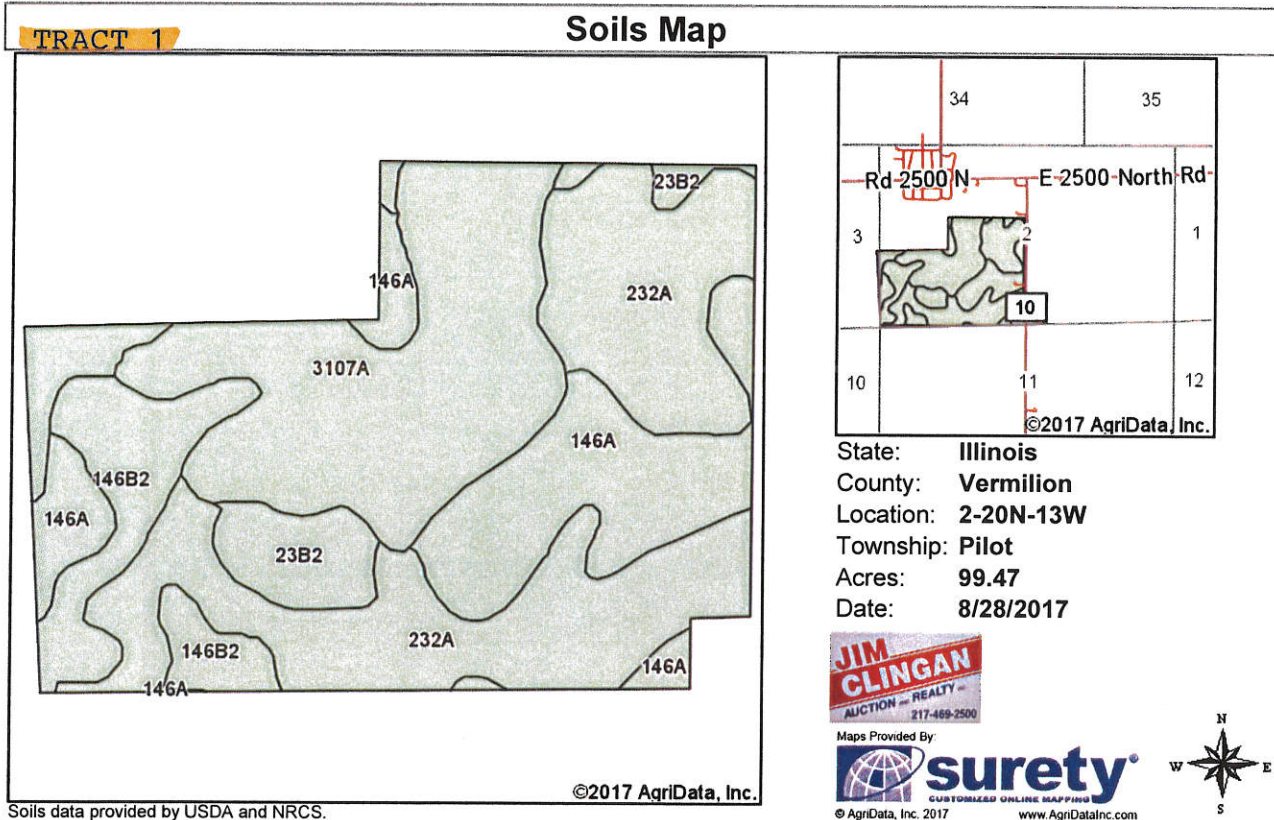
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2-20N-13W
Vermilion County
Illinois



8/28/2017

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



Area Symbol: IL183, Soil Area Version: 12

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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	37.39	37.6%		FAV	170	56	65	85	0	0.00	5.14	127
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	27.22	27.4%		FAV	189	60	71	98	0	0.00	5.77	139
146A	Elliott silt loam, 0 to 2 percent slopes	19.20	19.3%		FAV	168	55	68	87	0	0.00	5.02	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	10.29	10.3%		FAV	**160	**52	**65	**83	0	0.00	**4.77	**119
**23B2	Blount silt loam, 2 to 4 percent slopes, eroded	5.37	5.4%		FAV	**132	**45	**55	**62	0	0.00	**4.17	**100
Weighted Average						171.7	55.9	66.7	87.5	*-	0.00	5.20	127.6

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".

TRACT 2

Aerial Map



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map center: 40° 11' 40.84, -87° 46' 5.42



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217-469-2500

Maps Provided By

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18-20N-12W
Vermilion County
Illinois

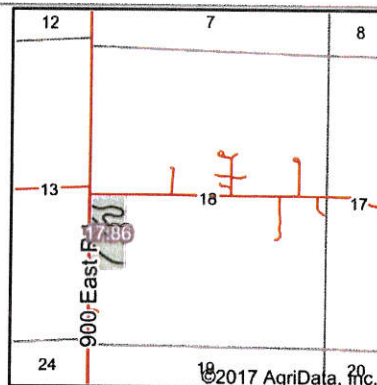
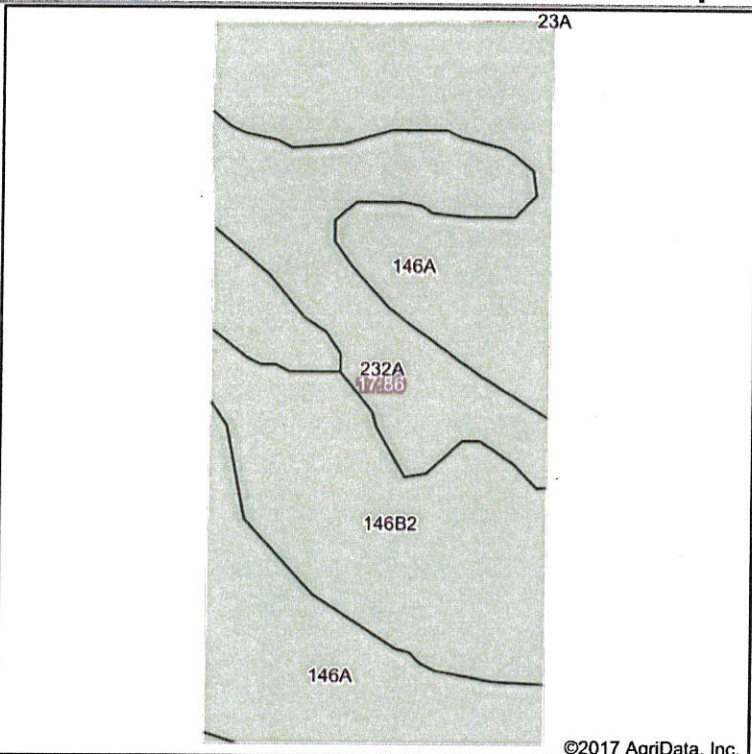


8/31/2017

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

TRACT 2

Soils Map



State: **Illinois**
 County: **Vermilion**
 Location: **18-20N-12W**
 Township: **Pilot**
 Acres: **17.86**
 Date: **8/31/2017**



Maps Provided By:



Area Symbol: IL183, Soil Area Version: 12

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
146A	Elliott silt loam, 0 to 2 percent slopes	9.05	50.7%		FAV	168	55	68	87	0	0.00	5.02	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	4.88	27.3%		FAV	**160	**52	**65	**83	0	0.00	**4.77	**119
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.93	22.0%		FAV	170	56	65	85	0	0.00	5.14	127
Weighted Average						166.3	54.4	66.5	85.5	*-	0.00	4.98	123.8

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

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