

PRIME CHAMPAIGN COUNTY
LAND AUCTION
THURSDAY, AUGUST 30, 2018
10:00 A.M.

AUCTION LOCATION: JIM CLINGAN AUCTION CENTER
1707 N 2200 E Rd.
St. Joseph, IL
½ Mile North of I-74 Exit #192

LAND LOCATION: 1 mile South of the Southeast Corner of Urbana, IL, at the corner of IL US 130 and Curtis Road

LEGAL: The NE ¼ of the NE ¼ of Section 34, Twp 19 North, Range 9 East of the 3rd PM. Champaign County, Illinois, except the right-of-way for public roads, consisting of 39.03 acres more or less.

TERMS & CONDITIONS: 10% down day of auction, with balance due on, or before October 1, 2018. Real Estate Sold subject to Sellers approval of final bid. Farm tenancy is open for the 2019 crop year. Possession at closing, or upon removal of 2018 crop. Auctioneer is agent of Seller. Announcements sale day take precedence over all previous advertising.

HEIRS OF BETTY J. MILLER, OWNERS

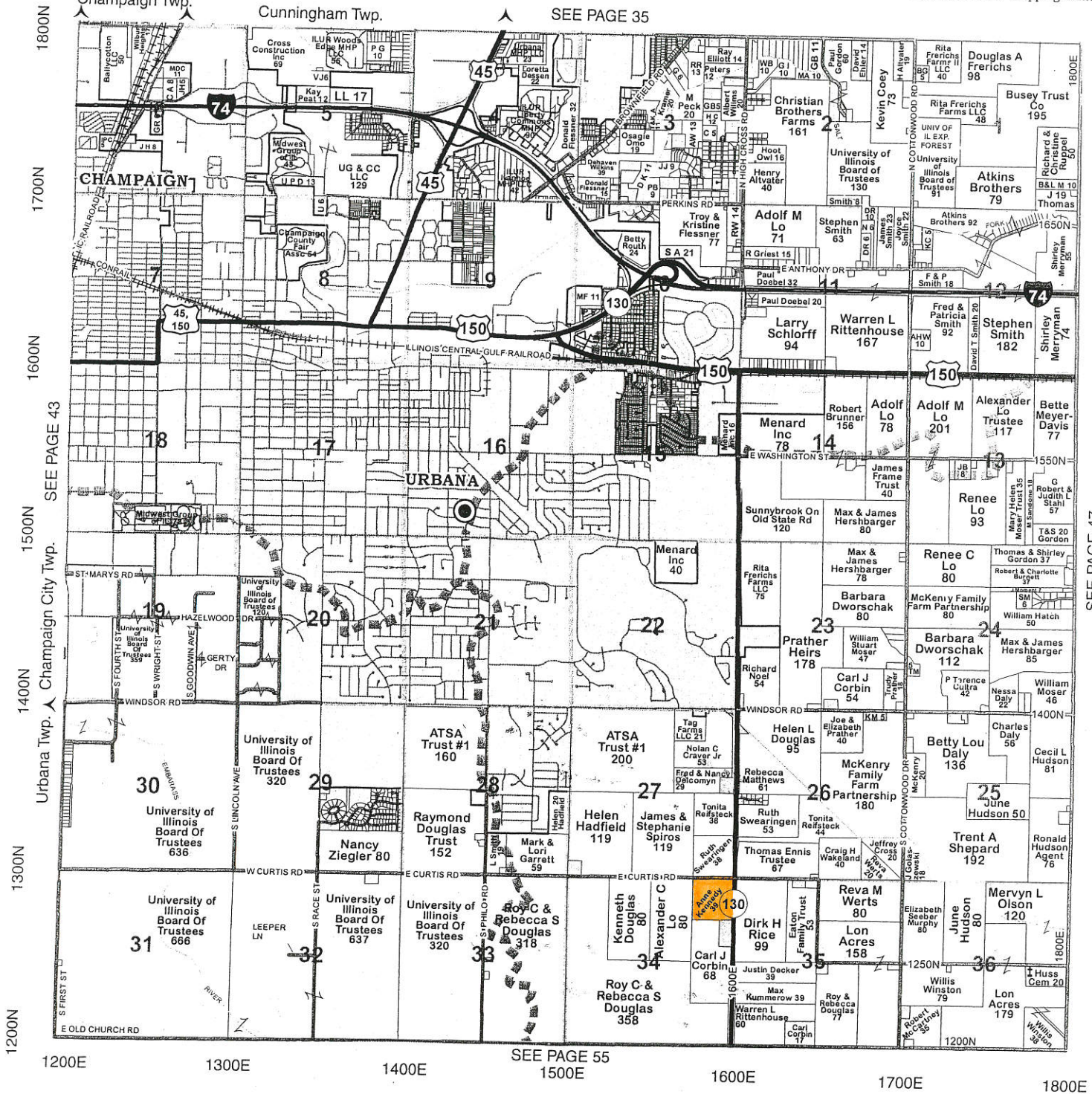
Auction conducted by:
**JIM
CLINGAN**
AUCTION & REALTY
217.469.2500 www.jimclingan.com
P.O. Box 1047, ST. JOSEPH, IL 61873



Urbana, Champaign City (SE) & Cunningham (S)

Township 19N - Range 9E

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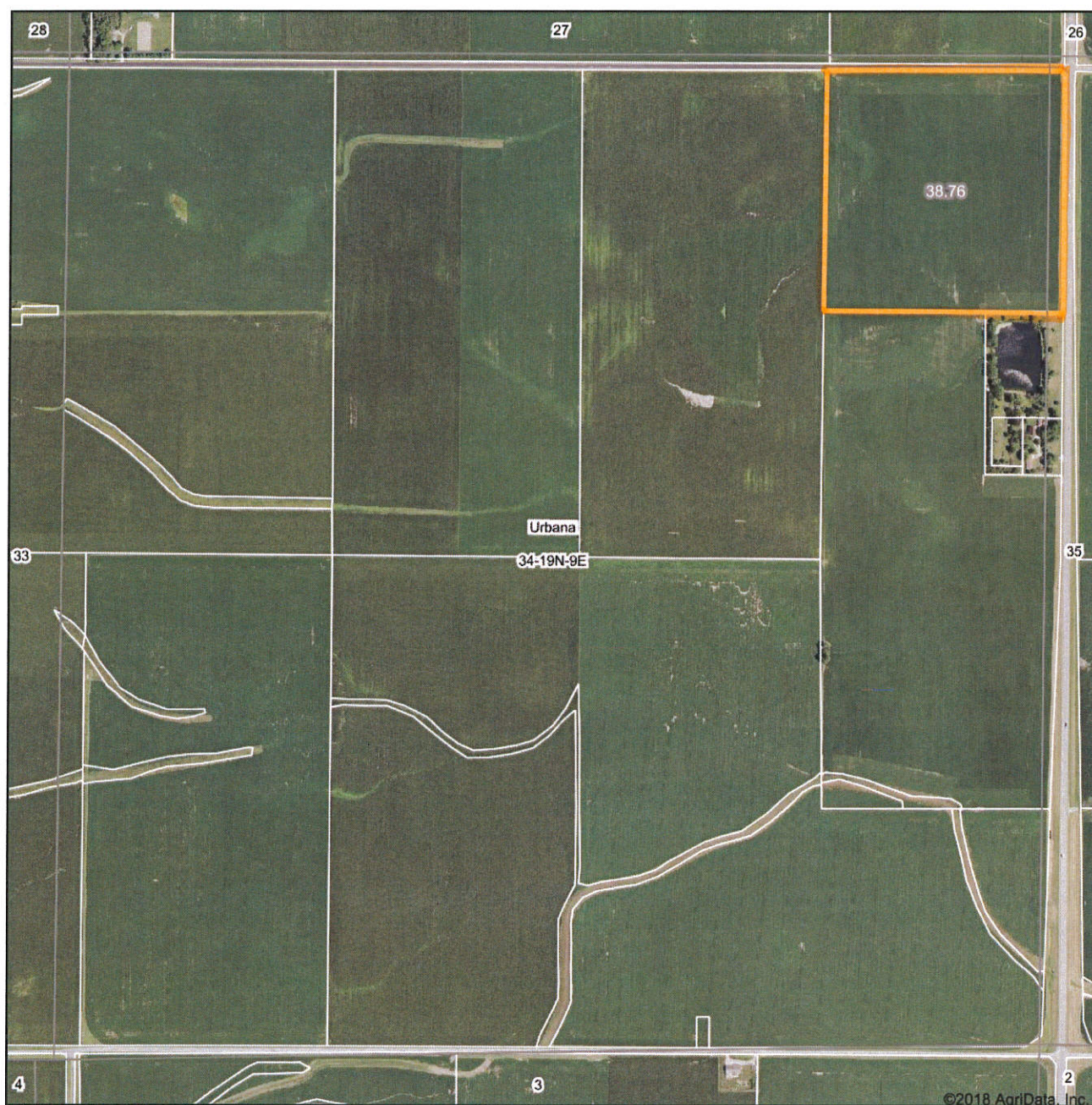
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Aerial Map



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Maps Provided By:



map center: 40° 3' 43.43, -88° 10' 18.25

0ft 843ft 1686ft

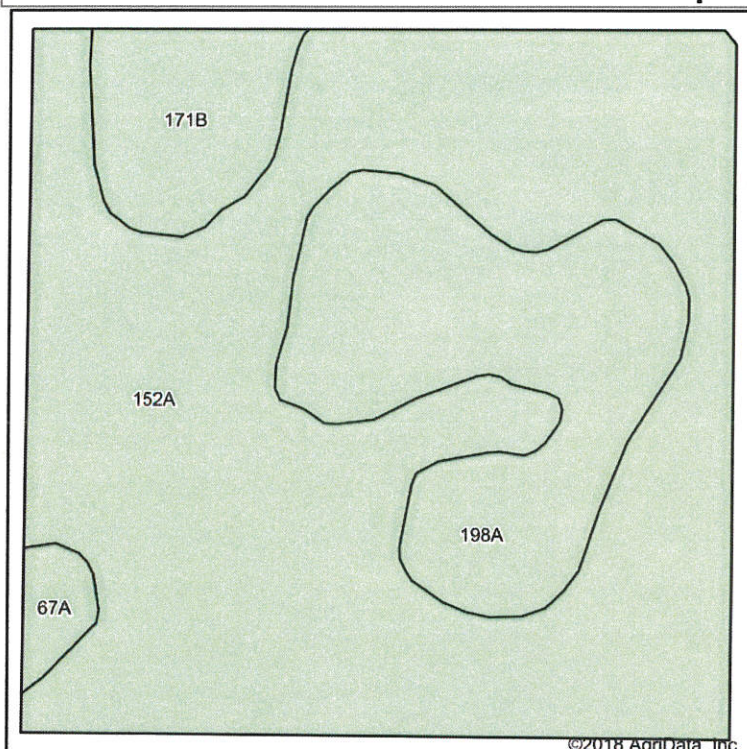
34-19N-9E
Champaign County
Illinois



7/21/2018

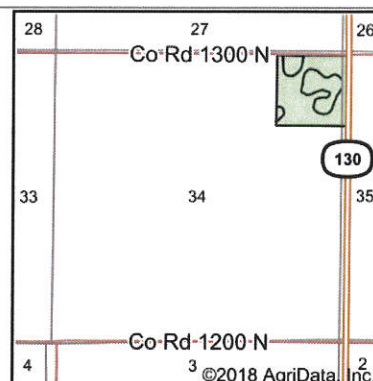
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Champaign**
 Location: **34-19N-9E**
 Township: **Urbana**
 Acres: **38.76**
 Date: **7/21/2018**



Maps Provided By:



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Area Symbol: IL019, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum c Bu/A	Alfalfa <i>d</i> hay, T/A	Grass- legume <i>e</i> hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	27.27	70.4%		FAV	195	63	73	100	0	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	8.13	21.0%		FAV	197	61	74	94	0	0.00	5.77	143
**171B	Catlin silt loam, 2 to 5 percent slopes	2.75	7.1%		FAV	**185	**58	**72	**98	0	**6.70	0.00	**137
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.61	1.6%		FAV	182	57	68	89	0	0.00	5.39	133
Weighted Average						194.5	62.1	73.1	98.4	*-	0.48	5.26	143.1

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

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".