

607.86 ACRES – 6 TRACTS
LAND AUCTION

FRIDAY, JANUARY 11, 2019
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: 4 TRACTS - VERMILION CO., IL - 276.92 ACRES, OAKWOOD TWP

Tract 1 - 103.42 acres +or- S31, T20N, R13W 2nd PM, located 1 ½ miles N of Fithian, IL on County Road 12.

Tract 2 - 80 acres +or- S29, T20N, R13W 2nd PM, located 3 ½ miles N of Fithian, IL on County Road 12 to CR 2100 N, then ¾ mile E.

Tract 3 - N. 45.18 acres +or- of E 93 ½ rods, SW ¼, S6, T19N, R13W 2nd PM, located ¾ mile N of Fithian, IL on County Road 12.

Tract 4 - S 48.32 acres +or- of E 93 ½ rods, SW ¼, S6, T19N, R13W 2nd PM, located ½ mile N of Fithian, IL on County Road 12.

1 TRACT - CHAMPAIGN CO., IL - 114.96 ACRES

Tract 5 - 114.96 acres +or- S27 & S28, T19N, R10E 3rd PM, St. Joseph Twp, located 1 mile S of St. Joseph to County Rd 14, then ½ mile NW, then ½ mile S and ¾ mile W on CR 1400 N.

1 TRACT - DOUGLAS, CO., IL - 216 ACRES

Tract 6 - 216 acres +or- S14, T14N, R9E 3rd PM, Bowdre Twp, located 9 ½ miles S. of Camargo on IL 130.

TERMS & CONDITIONS: 10% down day of auction, with balance due on, or within 30 days. Real Estate sold subject to Sellers approval of final bid. **POSSESSION:** Subject to 2019 Farm Tenancy for David Reed on 50/50 lease. 2018 taxes will be paid by Sellers as a credit at closing based on 2017 taxes. Auctioneer is agent to Seller. Announcements sale day take precedence over all previous advertising.

EDITH O'BANION TRUST, SELLERS

Terry Flessner, Trustee

David Thies, Webber & Thies, PC Attorney

217-367-1126

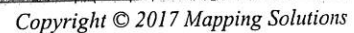
Auction conducted by:

**JIM
CLINGAN**

AUCTION & REALTY

217.469.2500 www.jimclingan.com

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



Tract 1

Tract 2

Tract 3

Tract 4

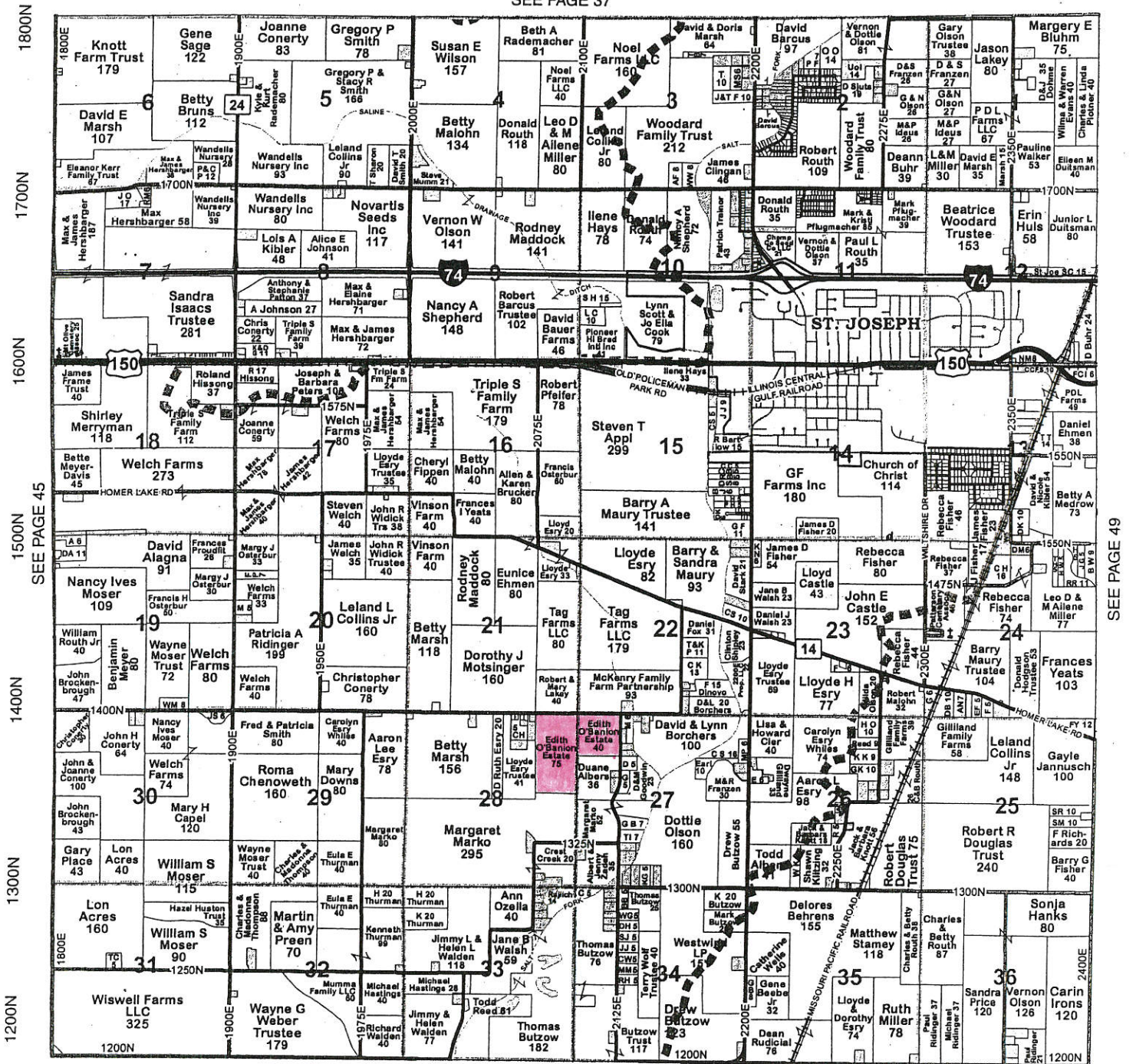


St. Joseph

Township 19N - Range 10E

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SEE PAGE 37



SEE PAGE 57

1800E 1900E 2000E 2100E 2200E 2300E 2400E

CHAMPAIGN COUNTY:

Tract 5

Aerial Map



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Maps Provided By:



map center: 40° 9' 0.47, -87° 52' 26.51

0ft 879ft 1759ft

31-20N-13W
Vermilion County
Illinois

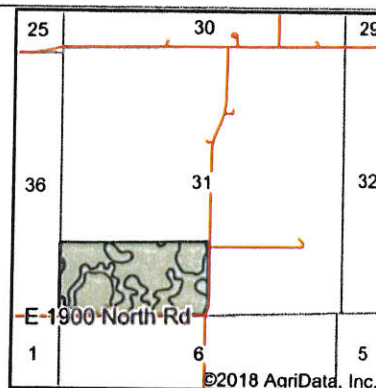
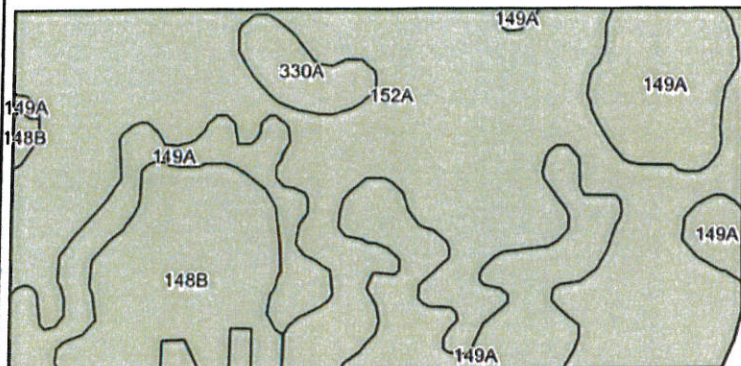


12/7/2018

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

TRACT 1

Soils Map



State: **Illinois**
 County: **Vermilion**
 Location: **31-20N-13W**
 Township: **Oakwood**
 Acres: **101.72**
 Date: **12/7/2018**



Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: IL183, Soil Area Version: 14

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	56.56	55.6%		FAV	195	63	73	100	0	0.00	5.64	144
149A	Brenton silt loam, 0 to 2 percent slopes	28.28	27.8%		FAV	195	60	74	105	0	0.00	5.64	141
**148B	Proctor silt loam, 2 to 5 percent slopes	13.93	13.7%		FAV	**183	**57	**69	**98	0	**6.34	0.00	**134
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.95	2.9%		FAV	164	55	61	78	0	0.00	5.02	123
Weighted Average						192.5	61.1	72.4	100.5	*-	0.87	4.85	141.2

TRACT 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".

Aerial Map



Maps Provided By:



map center: 40° 9' 54.64, -87° 51' 16.4

0ft 837ft 1673ft

29-20N-13W
Vermilion County
Illinois

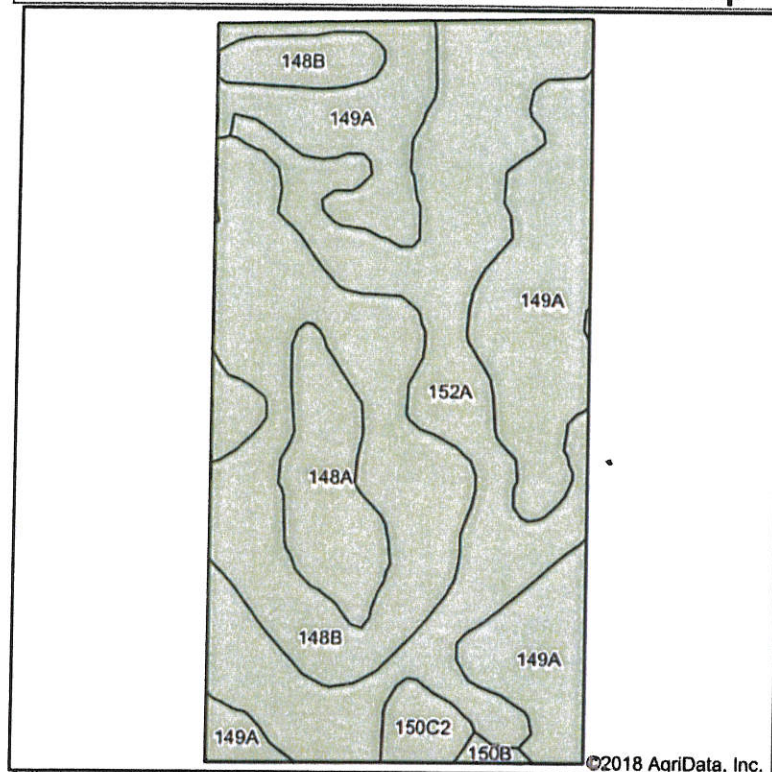


12/7/2018

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: **Vermillion**
 Location: **29-20N-13W**
 Township: **Oakwood**
 Acres: **80.03**
 Date: **12/7/2018**



Maps Provided By:



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Area Symbol: IL183, Soil Area Version: 14

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	27.40	34.2%		FAV	195	63	73	100	0	0.00	5.64	144
149A	Brenton silt loam, 0 to 2 percent slopes	22.96	28.7%		FAV	195	60	74	105	0	0.00	5.64	141
**148B	Proctor silt loam, 2 to 5 percent slopes	21.79	27.2%		FAV	**183	**57	**69	**98	0	**6.34	0.00	**134
148A	Proctor silt loam, 0 to 2 percent slopes	5.84	7.3%		FAV	185	58	70	99	0	6.40	0.00	135
**150C2	Onarga fine sandy loam, 5 to 10 percent slopes, eroded	1.67	2.1%		FAV	**138	**45	**57	**72	0	**3.85	0.00	**102
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	0.37	0.5%		FAV	**147	**48	**60	**76	0	**4.10	0.00	**109
Weighted Average						189.6	59.7	71.6	100.1	*-	2.29	3.55	138.7

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:

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TRACT 2

Aerial Map



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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map center: 40° 8' 7.95, -87° 52' 26.24

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6-19N-13W
Vermilion County
Illinois

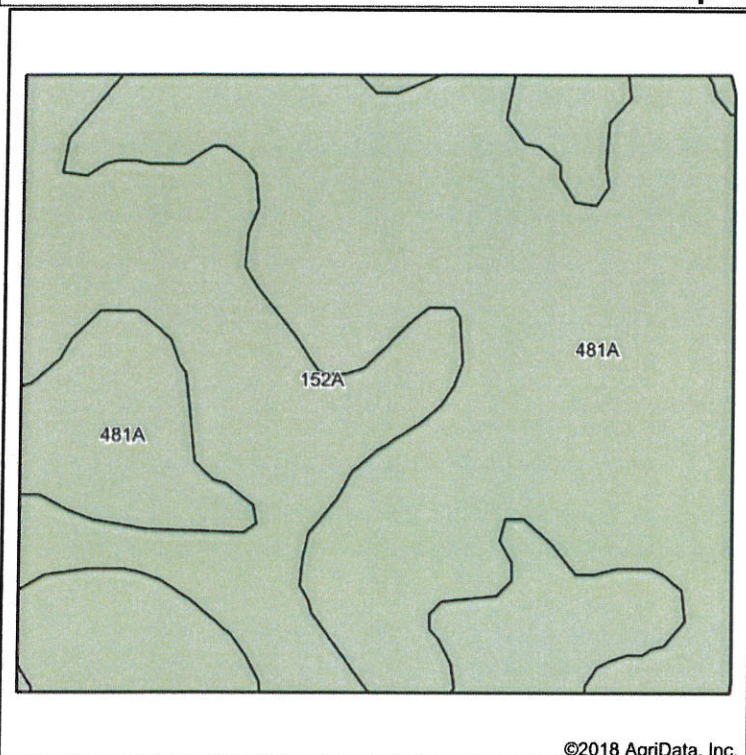


12/14/2018

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

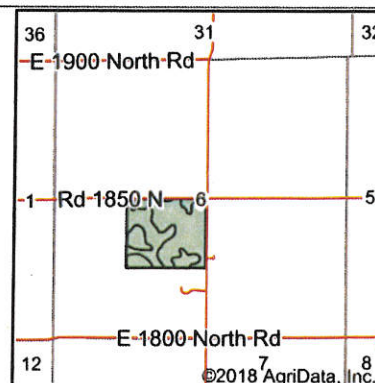
TRACT 3

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Vermilion**
 Location: **6-19N-13W**
 Township: **Oakwood**
 Acres: **45.18**
 Date: **12/14/2018**



Maps Provided By:



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Area Symbol: IL183, Soil Area Version: 14

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
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	29.99	66.4%		FAV	183	58	73	102	0	0.00	5.64	134
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.19	33.6%		FAV	195	63	73	100	0	0.00	5.64	144
Weighted Average						187	59.7	73	101.3	*-	0.00	5.64	137.4

TRACT 3

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:
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** 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".

Aerial Map



JIM CLINGAN
AUCTION AND REALTY
217-469-2500

Maps Provided By:



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CUSTOMIZED ONLINE MAPPING
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map center: 40° 8' 7.95, -87° 52' 26.24

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6-19N-13W
Vermilion County
Illinois

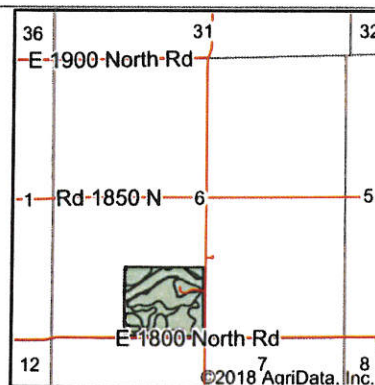
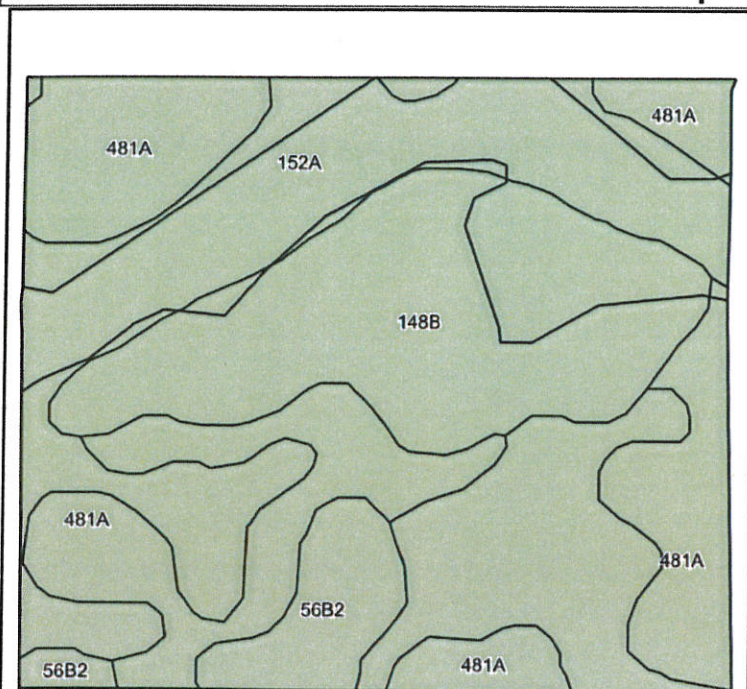


12/14/2018

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

TRACT 4

Soils Map



State: **Illinois**
 County: **Vermilion**
 Location: **6-19N-13W**
 Township: **Oakwood**
 Acres: **44.88**
 Date: **12/14/2018**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL183, Soil Area Version: 14

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	17.24	38.4%		FAV	195	63	73	100	0	0.00	5.64	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	13.55	30.2%		FAV	183	58	73	102	0	0.00	5.64	134
**148B	Proctor silt loam, 2 to 5 percent slopes	11.45	25.5%		FAV	**183	**57	**69	**98	0	**6.34	0.00	**134
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	2.64	5.9%		FAV	**171	**53	**66	**94	0	**5.96	0.00	**124
Weighted Average						186.9	59.4	71.6	99.7	0	1.97	3.87	137.3

TRACT 4

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

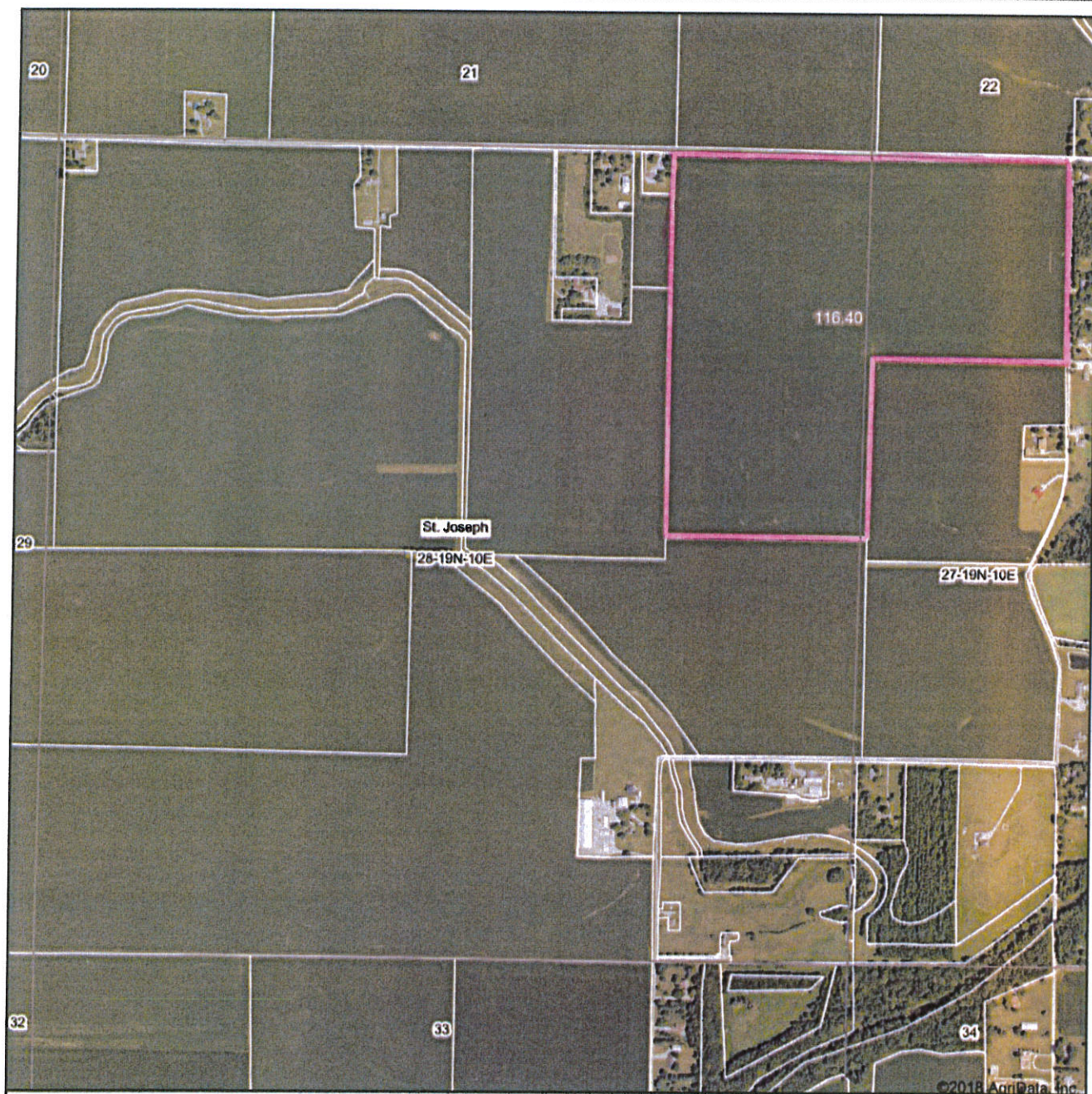
b Soils in the southern region were not rated for oats and are shown with a zero "0".

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".

Aerial Map



Maps Provided By:



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28-19N-10E
Champaign County
Illinois

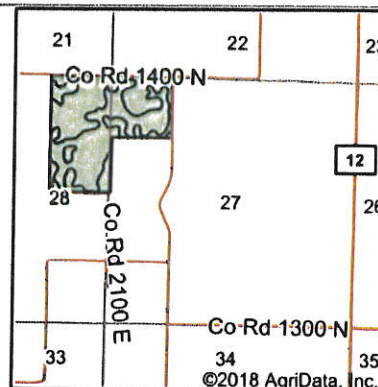
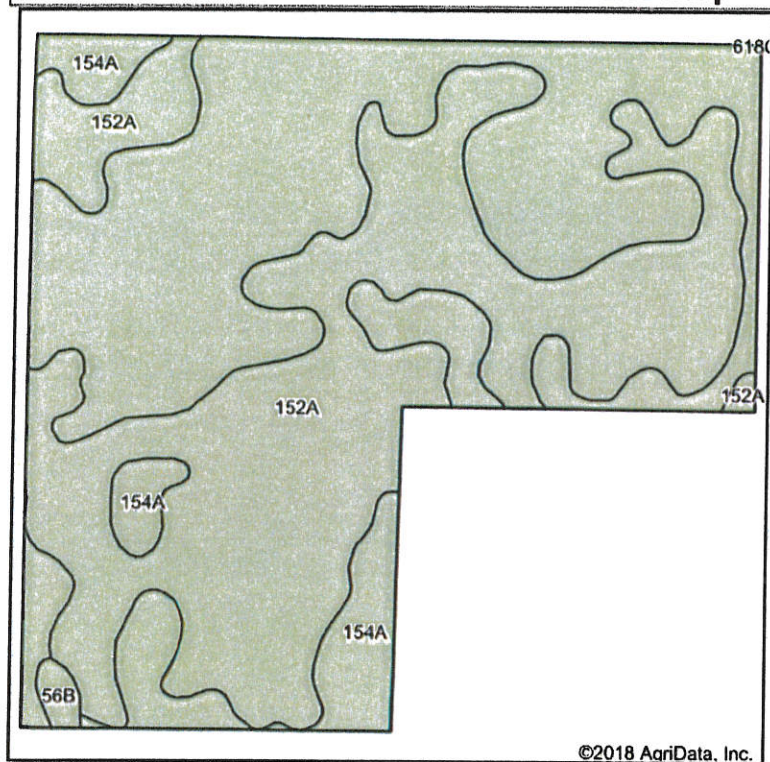


12/7/2018

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

TRACT 5

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **28-19N-10E**
 Township: **St. Joseph**
 Acres: **116.4**
 Date: **12/7/2018**



Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: IL019, Soil Area Version: 13

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 d hay, T/A	Grass- legume e hay, T/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	59.05	50.7%		FAV	194	63	77	102	0	0.00	5.90	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	56.65	48.7%		FAV	195	63	73	100	0	0.00	5.64	144
**56B	Dana silt loam, 2 to 5 percent slopes	0.70	0.6%		FAV	**178	**55	**68	**98	0	**6.21	0.00	**130
Weighted Average						194.4	63	75	101	*-	0.04	5.74	143.9

TRACT 5

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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<http://soilproductivity.nres.illinois.edu/>

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

a UNF = unfavorable; FAV = favorable

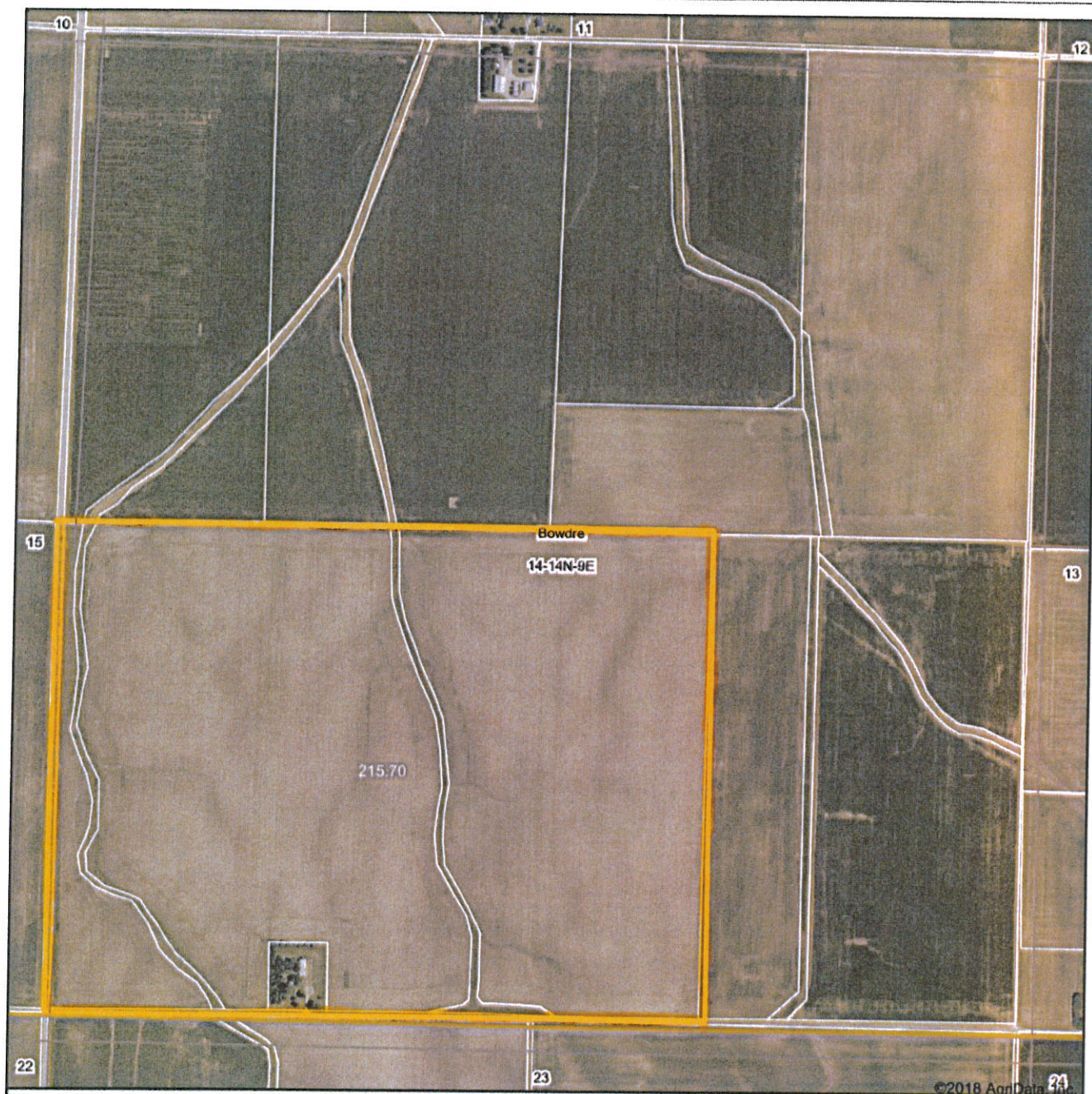
b Soils in the southern region were not rated for oats and are shown with a zero "0".

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".

Aerial Map



Maps Provided By:



map center: 39° 39' 32.65, -88° 10' 2.69

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14-14N-9E
Douglas County
Illinois

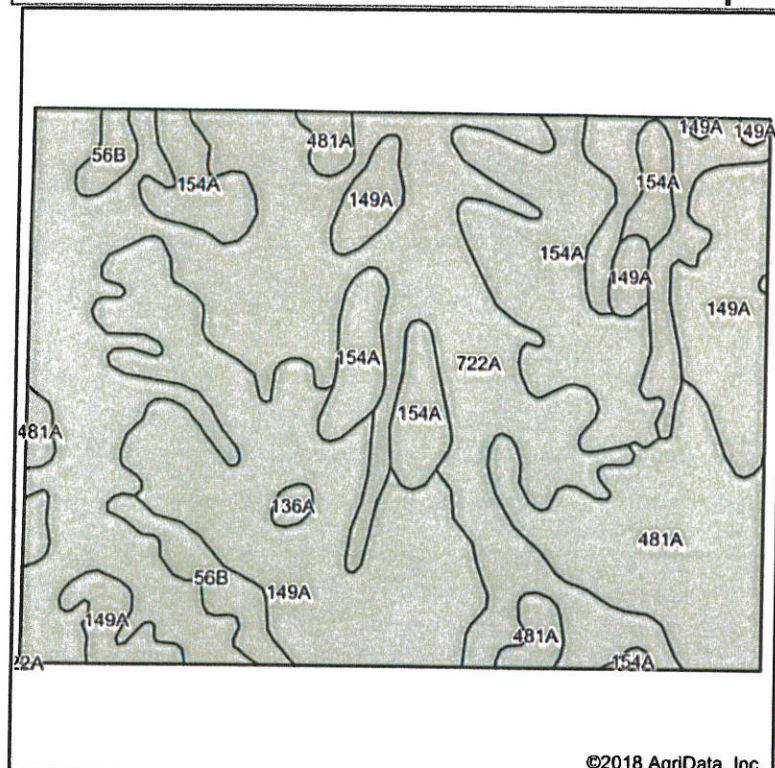


12/7/2018

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

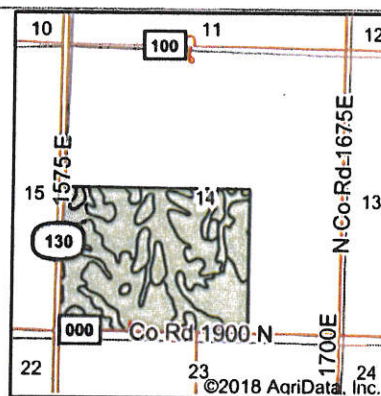
TRACT 6

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Douglas**
 Location: **14-14N-9E**
 Township: **Bowdre**
 Acres: **215.7**
 Date: **12/7/2018**



Maps Provided By:



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Area Symbol: IL029, Soil Area Version: 18
 Area Symbol: IL041, Soil Area Version: 16

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
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	91.22	42.3%		FAV	184	60	70	95	0	0.00	5.65	137
149A	Brenton silt loam, 0 to 2 percent slopes	58.13	26.9%		FAV	195	60	74	105	0	0.00	5.64	141
154A	Flanagan silt loam, 0 to 2 percent slopes	32.90	15.3%		FAV	194	63	77	102	0	0.00	5.90	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	26.88	12.5%		FAV	183	58	73	102	0	0.00	5.64	134
**56B	Dana silt loam, 2 to 5 percent slopes	5.88	2.7%		FAV	**178	**55	**68	**98	0	**6.21	0.00	**130
136A	Brooklyn silt loam, 0 to 2 percent slopes	0.69	0.3%		FAV	152	49	60	74	0	0.00	4.52	112
Weighted Average						188.1	60	72.4	99.6	*-	0.17	5.53	138.5

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

a UNF = unfavorable; FAV = favorable

TRACT 6

PROPERTY TAXES 2017

Vermilion County:

TRACT 1 – 103.42 acres	\$51.09 per acre
TRACT 2 – 80 acres	\$45.33 per acre
TRACT 3, 4 – 93.5 acres	\$35.85 per acre

Champaign County:

TRACT 5 – 114.96 acres	\$45.06 per acre
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Douglas County:

TRACT 6 – 216 acres	\$45.28 per acre
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