

**PRIME CHAMPAIGN COUNTY FARM GROUND**

**99.83 ACRES**

# **LAND AUCTION**

**FRIDAY, JUNE 28, 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:** 1 Mile South of St. Joseph, Illinois on CR 2200 E Rd. to Homer Lake Road, then 1 ¾ miles Southeast.

**LEGAL DESCRIPTION:** 99.83 acres more or less, Lot 2 of N ½ of a Subd. Of the N ½ S 25, T19N, R10E, 3<sup>rd</sup> P.M., Champaign County, IL.

**TERMS & CONDITIONS:** 10% down day of auction, with balance due on, or within 30 days. Farm sold subject to Sellers approval of final bid.

**POSSESSION:** Subject to 2019 Cash Rent Farm Tenancy of Greg Mills expiring in November 2019. 2018 and ½ of 2019 taxes will be paid by Sellers. Buyer will be credited at closing for ½ of 2019 taxes. Buyer will get 2<sup>nd</sup> ½ of Cash Rent due in November 2019 of \$150 per acre. Auctioneer is agent to Seller. Announcements sale day take precedence over all previous advertising.

**KIP HASTY, RHETT HASTY, JAMES HASTY, SELLERS**

William R. Scott, Attorney  
Allen & Korkowski & Associates  
217-893-1401

Auction conducted by:

**JIM  
CLINGAN**

**AUCTION & REALTY**

217.469.2500 [www.jimclingan.com](http://www.jimclingan.com)  
P.O. Box 1047, ST. JOSEPH, IL 61873

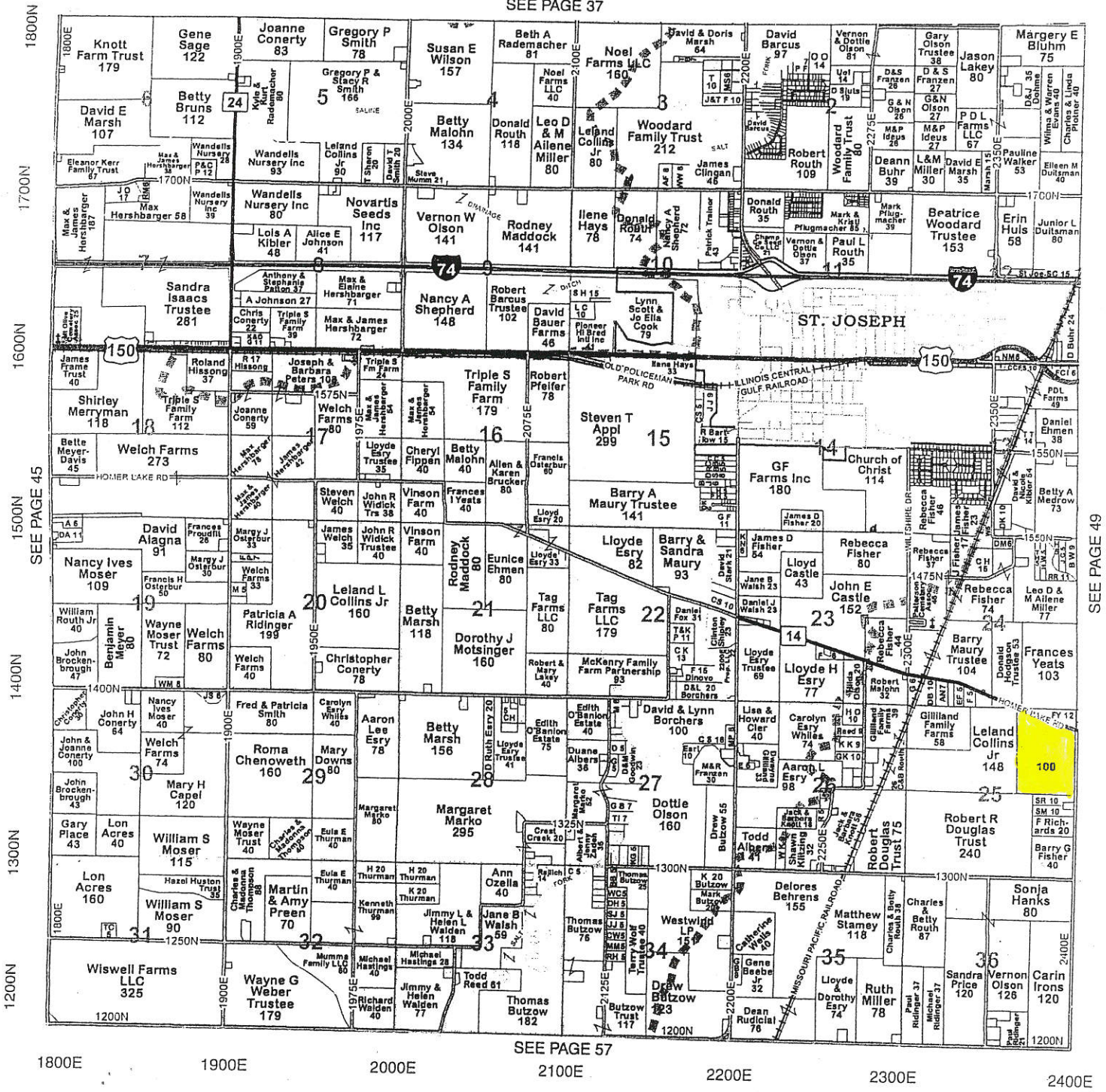


# St. Joseph

# Township 19N - Range 10E

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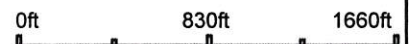


# Aerial Map



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map center: 40° 4' 33.92, -88° 1' 9.27



**JIM CLINGAN**  
AUCTION AND REALTY  
217-469-2500

Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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**25-19N-10E**  
**Champaign County**  
**Illinois**

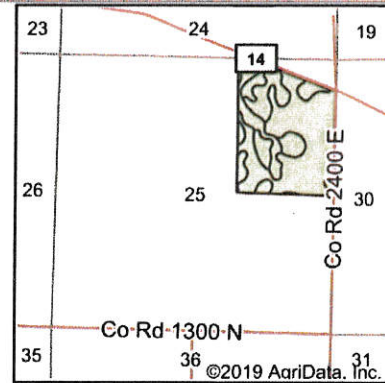
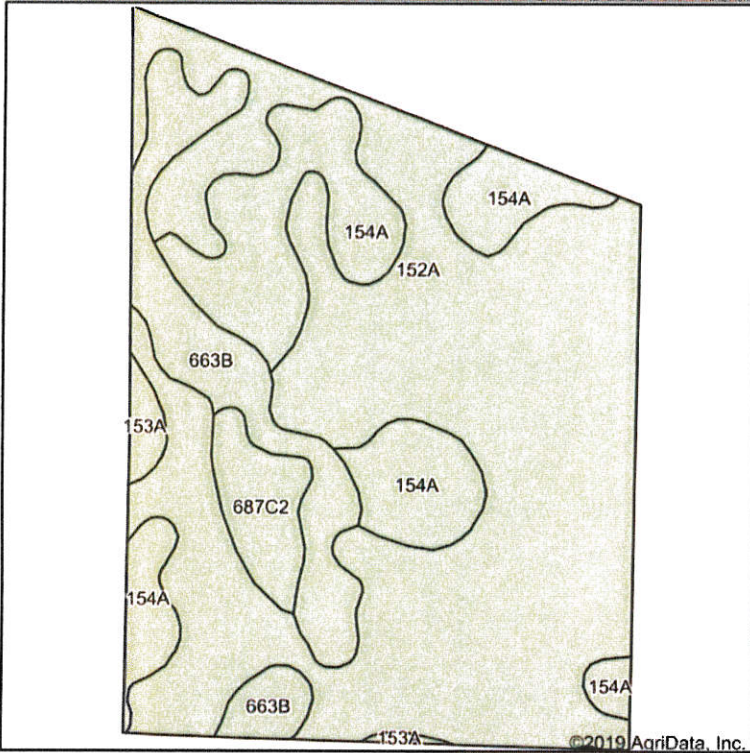


5/31/2019

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



# Soils Map



State: **Illinois**  
 County: **Champaign**  
 Location: **25-19N-10E**  
 Township: **St. Joseph**  
 Acres: **100.84**  
 Date: **5/31/2019**



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	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	64.56	64.0%		FAV	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	19.40	19.2%		FAV	194	63	77	102	0	0.00	5.90	144
**663B	Clare silt loam, 2 to 5 percent slopes	11.85	11.8%		FAV	**180	**56	**69	**96	0	**6.34	0.00	**133
**687C2	Penfield loam, 5 to 10 percent slopes, eroded	3.78	3.7%		FAV	**162	**53	**66	**88	0	0.00	**5.37	**121
153A	Pella silty clay loam, 0 to 2 percent slopes	1.25	1.2%		FAV	183	60	70	92	0	0.00	5.27	136
<b>Weighted Average</b>						<b>191.7</b>	<b>61.8</b>	<b>73</b>	<b>99.4</b>	<b>*-</b>	<b>0.75</b>	<b>5.01</b>	<b>141.7</b>

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.