

2 PARCELS
REAL ESTATE AUCTION

SATURDAY, NOVEMBER 07, 2020
10:00 A.M.

AUCTION LOCATION: 38078 N 470 E Road
Rankin, IL

LAND LOCATION: 3 miles South of Rankin, Illinois on IL Route 49 to 3800 N, then 1 ¼
miles East to Property (Reilly, IL).

DESCRIPTION:

PARCEL 1: 75.3 acres more or less, part of the East 80 acres of the Southeast Quarter, Section 30,
Township 23N, Range 13W, Vermilion County, IL.

PARCEL 2: *SOLD!!*****

3.42 acres (to be surveyed) consisting of older 2 story, 9 room, 4 bedroom, 1 bath home with updates.
Almost new roof, new furnace, heated attached garage. Total living area approx. 2100 SF. Also,
54'X70' Morton building, 40'X60' livestock barn and extra 24'X30' garage.

TERMS: 10% down payment auction day, upon signing of formal contract. Balance to be paid within
30 days with possession. Auction prices subject to Sellers approval. 2020 taxes will be paid by Seller
with a credit at closing. Farm tenancy is open for the 2021 Crop Season.

JANIS WITHERS, OWNER

Auction conducted by:

**JIM
CLINGAN**

AUCTION & REALTY

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

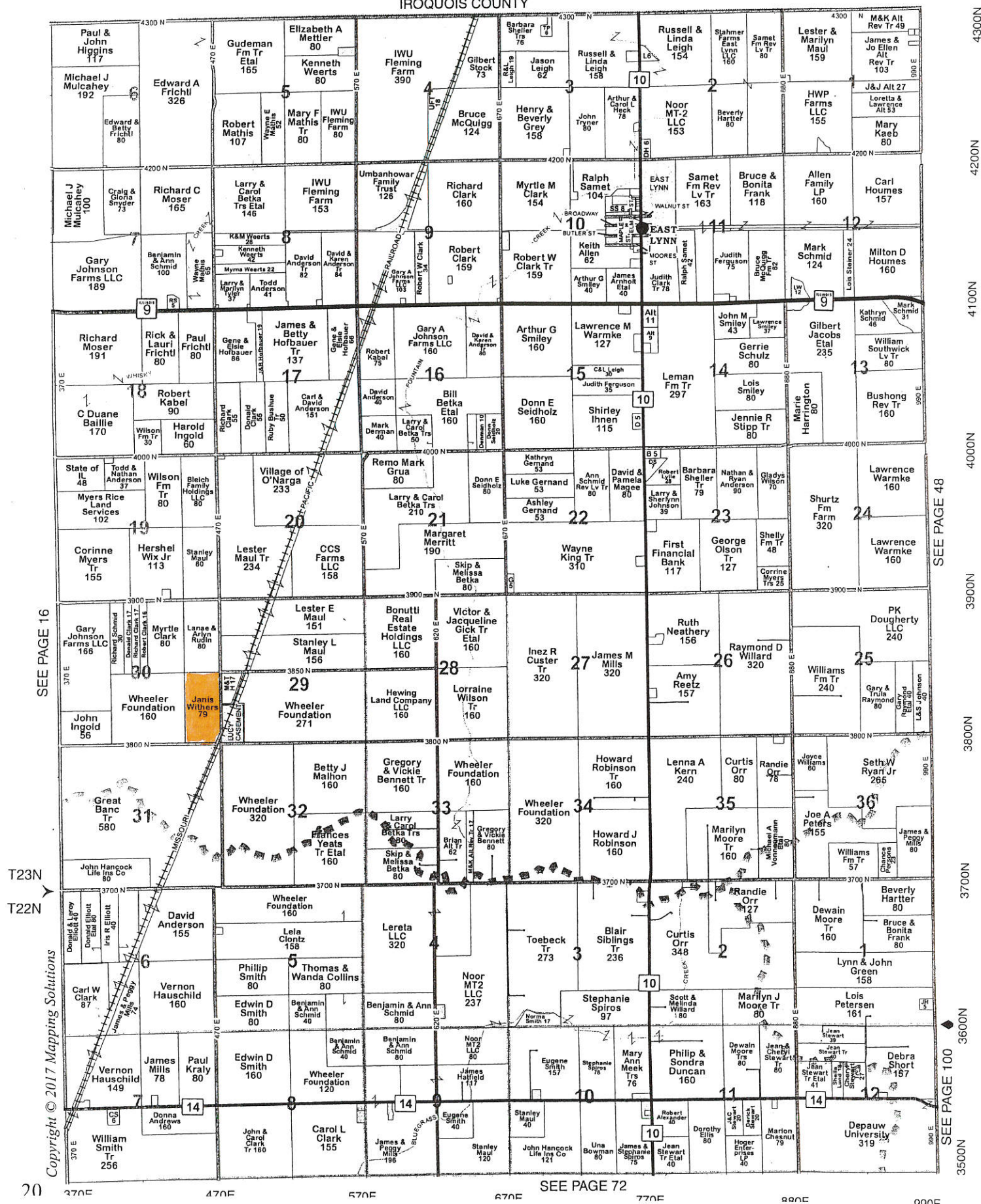
GREG CLINGAN

AUCTION & REAL ESTATE

Office: (765)793-7315 www.gregclingan.com
Covington, Indiana

T22N & T23N • R13W

IROQUOIS COUNTY



SEE PAGE 48

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ONE

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T23N

T22N

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Aerial Map



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Maps Provided By:



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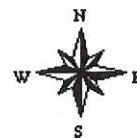
www.AgrIDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 25' 17.95, -87° 51' 56.75

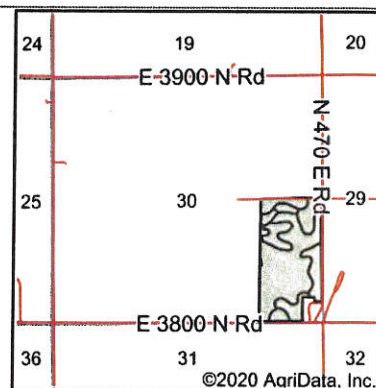
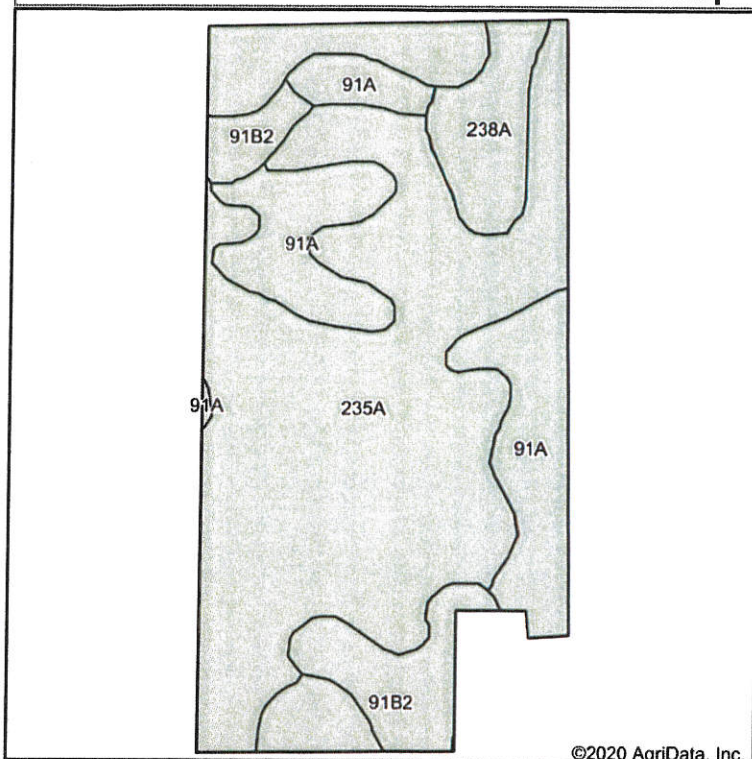
0ft 903ft 1807ft

30-23N-13W
Vermilion County
Illinois



10/10/2020

Soils Map



State: **Illinois**
 County: **Vermilion**
 Location: **30-23N-13W**
 Township: **Butler**
 Acres: **73.72**
 Date: **10/10/2020**



Maps Provided By



Area Symbol: IL183, 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
235A	Bryce silty clay, 0 to 2 percent slopes	46.43	63.0%		FAV	162	54	64	82	0	0.00	4.77	121
91A	Swygert silty clay loam, 0 to 2 percent slopes	16.27	22.1%		UNF	158	52	63	79	0	0.00	4.52	118
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	6.34	8.6%		UNF	**147	**48	**59	**73	0	0.00	**4.20	**110
238A	Rantoul silty clay, 0 to 2 percent slopes	4.68	6.3%		FAV	144	49	56	64	0	0.00	4.14	109
Weighted Average						158.7	52.7	62.8	79.4	*-	0.00	4.63	118.6

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