

PRIME CHAMPAIGN CO. FARMLAND
LAND AUCTION

TUESDAY, NOVEMBER 10, 2020
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 ½ miles West of St. Joseph, IL on US Route 150

LEGAL: 81 acres, more or less, final acreage determined by survey. Part of the NE ¼, SE ¼, and part of the West ½, SE ¼ Section 9, Township 19N, Range 10E, 3rd P.M., Champaign Co., IL

TERMS & CONDITIONS: 10% down payment of purchase price on auction day, upon signing a formal contract. Balance to be paid within 30 days. Auction price subject to Sellers approval. 2020 taxes and all prior taxes paid by Sellers with a credit at closing. 2019 taxes: APPROX. \$47.28 per acre. Farm Tenancy is open for the 2021 Crop Season. Possession subject to 2020 cash rent contract. Announcements sale day take precedence over all previous advertising.

RUDISILL TRUST
Attorney: Robert Jacobson, Tummelson, Bryan & Knox
217-367-2500

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

Aerial Map

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Maps Provided By:



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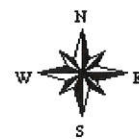
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 7' 14.58, -88° 4' 34.52

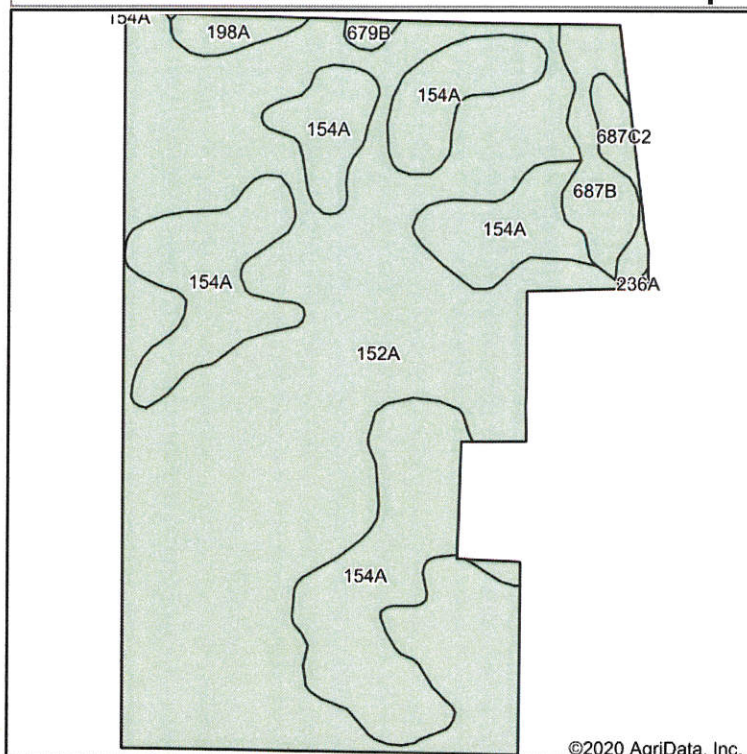
0ft 813ft 1627ft

9-19N-10E
Champaign County
Illinois

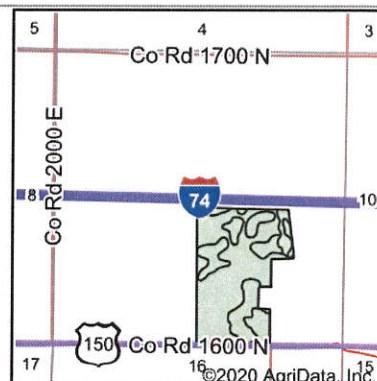


9/21/2020

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Champaign**
 Location: **9-19N-10E**
 Township: **St. Joseph**
 Acres: **81.21**
 Date: **9/21/2020**



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Area Symbol: IL019, Soil Area Version: 15

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	52.97	65.2%		FAV	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	22.76	28.0%		FAV	194	63	77	102	0	0.00	5.90	144
**687B	Penfield loam, 2 to 5 percent slopes	2.89	3.6%		FAV	**172	**56	**70	**94	0	0.00	**5.71	**129
**687C2	Penfield loam, 5 to 10 percent slopes, eroded	1.19	1.5%		FAV	**162	**53	**66	**88	0	0.00	**5.37	**121
198A	Elburn silt loam, 0 to 2 percent slopes	0.99	1.2%		FAV	197	61	74	94	0	0.00	5.77	143
**679B	Blackberry silt loam, 2 to 5 percent slopes	0.33	0.4%		FAV	**192	**59	**73	**102	0	**6.96	0.00	**141

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

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	II. 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 <i>c</i> Bu/A	Alfalfa <i>d</i> hay, T/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management
236A	Sabina silt loam, 0 to 2 percent slopes	0.08	0.1%	UNF	FAV	168	52	65	87	0	0.00	5.14	122
Weighted Average						193.4	62.6	73.9	100.1	*-	0.03	5.69	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".

*c: Using Capabilities Class Dominant Condition Aggregation Method