

**152.5 Acres + or – \*\* 2 Tracts \*\* Prime Farms**

# **LAND AUCTION**

**FRIDAY, OCTOBER 29, 2021**

**11:00 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:** ½ mile East of Jamaica, or 4 miles Southeast of Fairmount, IL

**TRACT 1:** 79.09 acres + or – Part of the E ½, NE ¼, S26, T18N, R13W, 2<sup>nd</sup> P.M., Vermilion County, Illinois. \* Pattern Tiled \* Productivity Index 143.8

**TRACT 2:** 73.49 acres + or – Part of the N ½, SE ¼, S26, T18N, R13W, 2<sup>nd</sup> P.M., Vermilion County, Illinois. \* Pattern Tiled \* Productivity Index 143.9

**ORDER OF AUCTION:** Choice tract method of selling. Tracts will not be combined.

**TERMS & CONDITIONS:** 10% down payment on auction day, upon signing a formal contract. Balance due on, or before December 1, 2021. Real Estate sold subject to Sellers approval of final bid. Farm tenancy is open for 2022 and beyond. 2021 taxes will be paid by Sellers as a credit to Buyers at Closing based on the 2020 taxes. Auctioneer is Agent of Sellers. Announcements sale day take precedence over all previous advertising.

**NOTE:** Prime, \*Class A\* #1, Pattern Tiled – This Farm has it ALL!!

## **VIRGIL CARRINGTON ESTATE, SELLER**

**Stephen J. LeSueur, Attorney**  
**(217) 367-2500**  
**Tummelson, Bryan & Knox, LLP**

Auction conducted by:



**AUCTION & REALTY**

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



# JAMAICA



## T17N & T18N • R12W & R13W

SEE PAGE 28

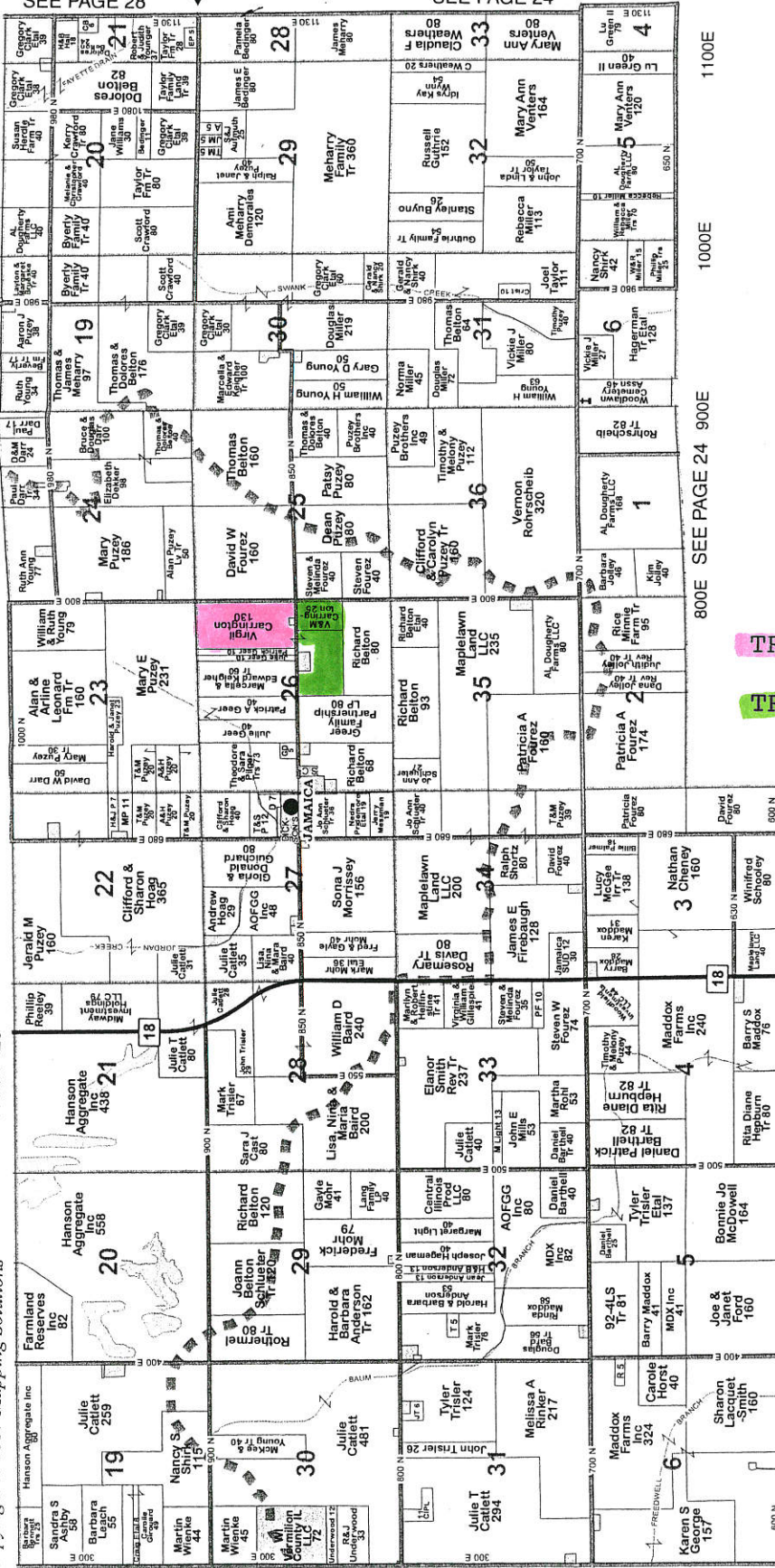
SEE PAGE 24

R12W  
R13W

SEE PAGE 28

SEE PAGE 125

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1100E

1000E

800E SEE PAGE 24 900E

700E

600E

500E

400E

300E

TRACT 1

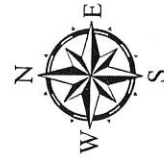
TRACT 2

1000N  
900N

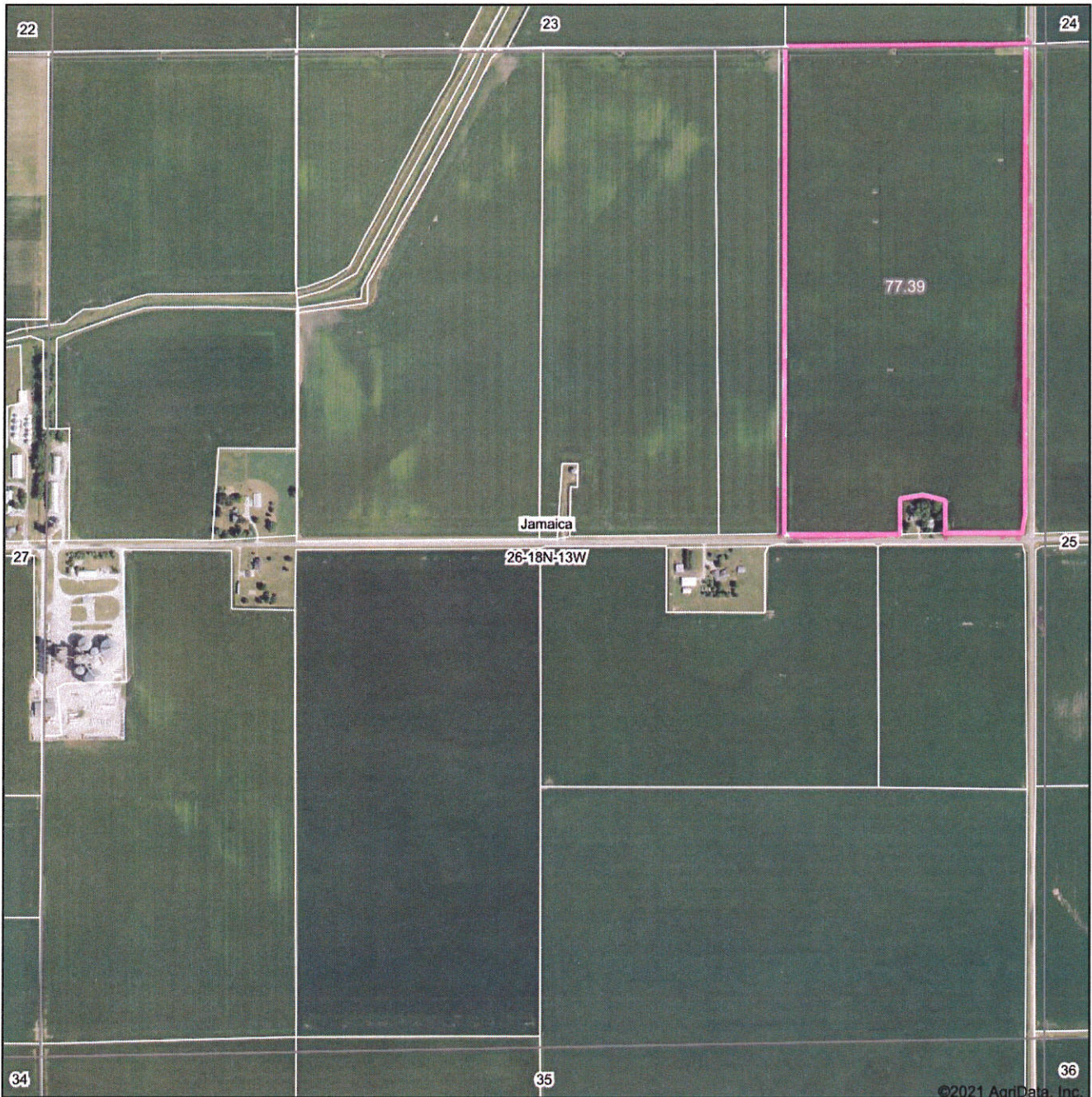
SEE PAGE 108  
800N

T18N  
T17N

600N



### Aerial Map



TRACT 1

77.39

Jamaica

26-18N-13W

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Map Center: 39° 59' 25.98, -87° 47' 43.51



**26-18N-13W**  
**Vermilion County**  
**Illinois**

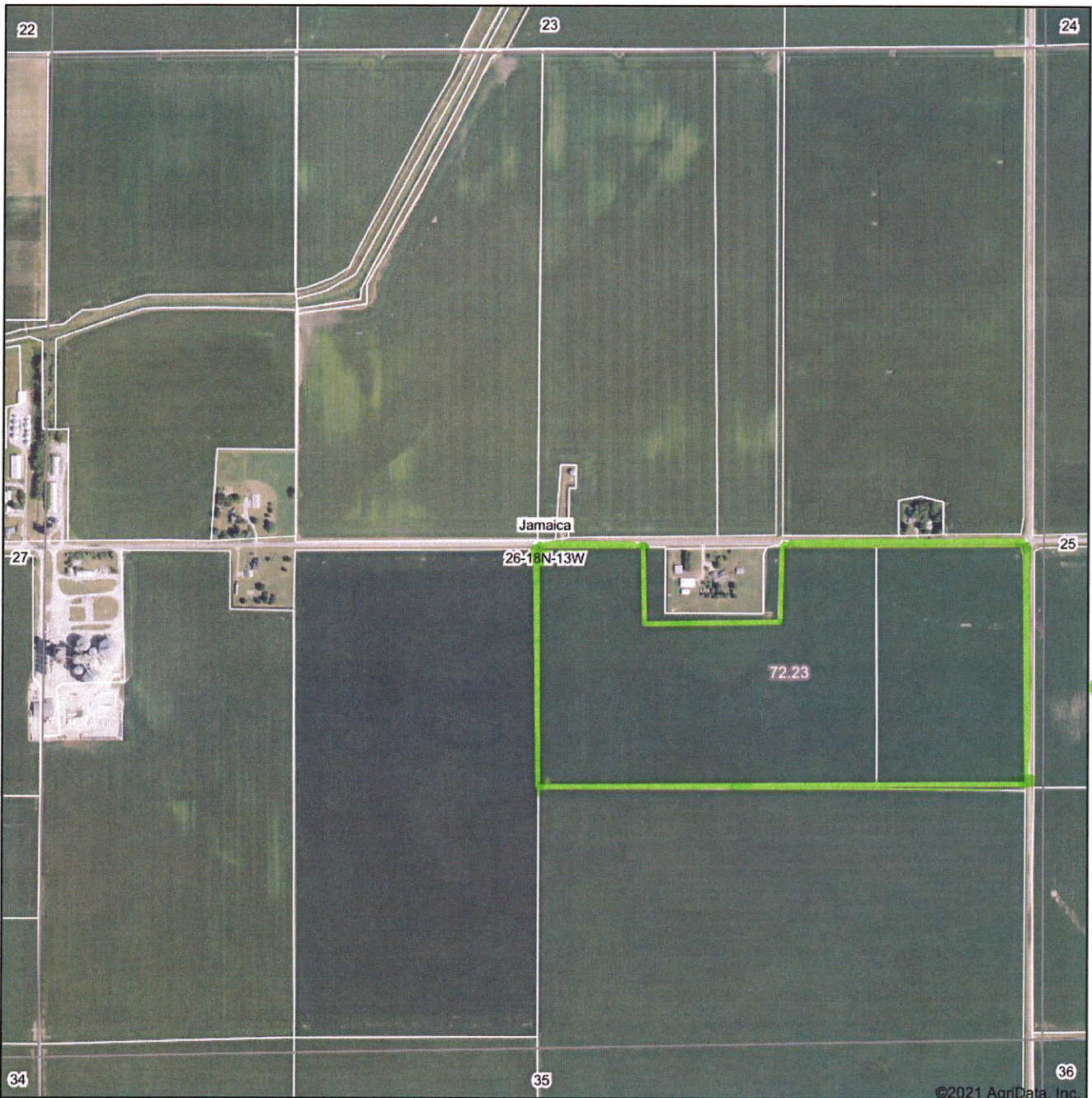


10/5/2021

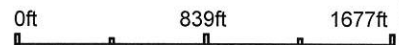


Field borders provided by Farm Service Agency as of 5/21/2008.

### Aerial Map



Map Center: 39° 59' 25.98, -87° 47' 43.51



Maps Provided By:

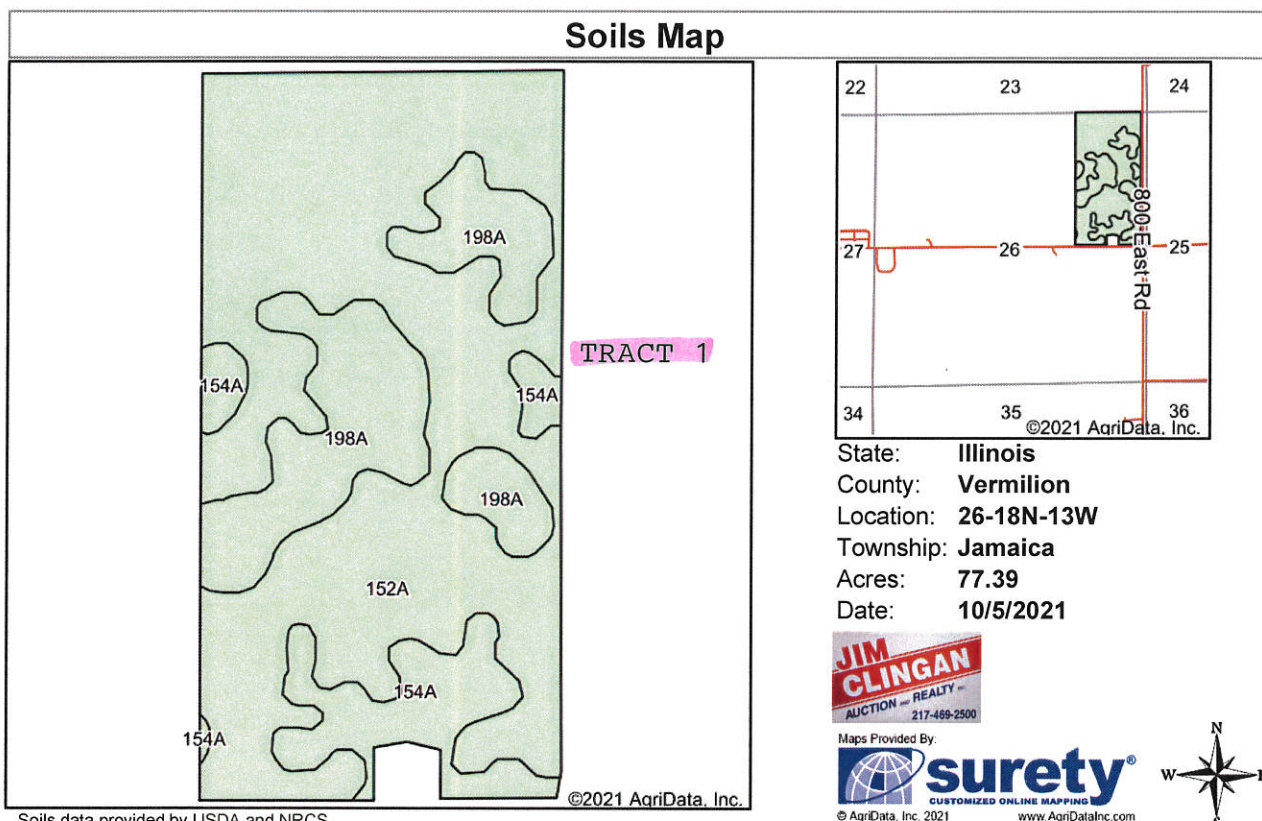


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Field borders provided by Farm Service Agency as of 5/21/2008.

**26-18N-13W**  
**Vermilion County**  
**Illinois**





Soils data provided by USDA and NRCS.

Area Symbol: IL183, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	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	51.98	67.2%	FAV	195	63	73	100	0	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	16.17	20.9%	FAV	197	61	74	94	0	0.00	5.77	143
154A	Flanagan silt loam, 0 to 2 percent slopes	9.24	11.9%	FAV	194	63	77	102	0	0.00	5.90	144
<b>Weighted Average</b>					<b>195.3</b>	<b>62.6</b>	<b>73.7</b>	<b>99</b>	<b>*-</b>	<b>0.00</b>	<b>5.70</b>	<b>143.8</b>

**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

<sup>a</sup> UNF = unfavorable; FAV = favorable

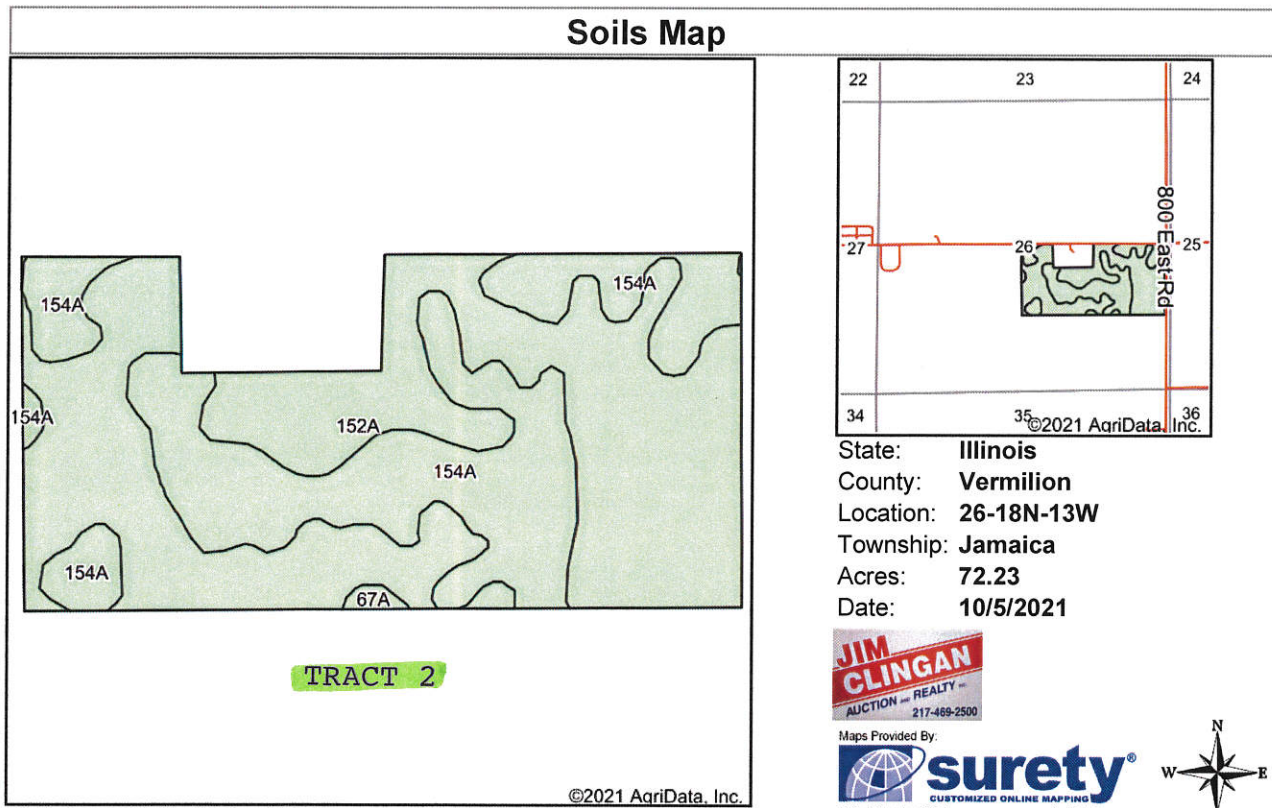
<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

<sup>c</sup> Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

<sup>d</sup> Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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



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152A	Drummer silty clay loam, 0 to 2 percent slopes	44.89	62.1%	FAV	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	26.98	37.4%	FAV	194	63	77	102	0	0.00	5.90	144
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.36	0.5%	FAV	182	57	68	89	0	0.00	5.39	133
<b>Weighted Average</b>					<b>194.6</b>	<b>63</b>	<b>74.5</b>	<b>100.7</b>	<b>*-</b>	<b>0.00</b>	<b>5.74</b>	<b>143.9</b>

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