

101.82 Acres + or – Prime Vermilion County Farm

LAND AUCTION

THURSDAY, DECEMBER 9, 2021

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: 3 miles West of Fairmount, IL or 2 ½ miles East of Homer, IL on
the Catlin-Homer Road (1350 N)

DESCRIPTION: 101.82 acres + or – and part of Section 1, Township 18 N, Range 14 W,
Vermilion County, IL.

SOIL TYPES: 98% Drummer, Flanagan, PI 143.4

TERMS & CONDITIONS: 10% down payment on auction day, upon signing a formal
contract. Balance due on, or before December 31, 2021. Real Estate sold subject to
Sellers approval of final bid. Farm tenancy is open for 2022 and beyond. Buyer will be
expected to reimburse Seller for fall applied fertilizer at closing. 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.

CRAIG CAMERON TRUST, SELLER

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

Auction conducted by:



AUCTION & REALTY

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



VANCE

T18N & T19N • R13W & R14W



T19N
T18N

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700E

600E

500E

400E

300E

200E

100E

300E

200E

100E

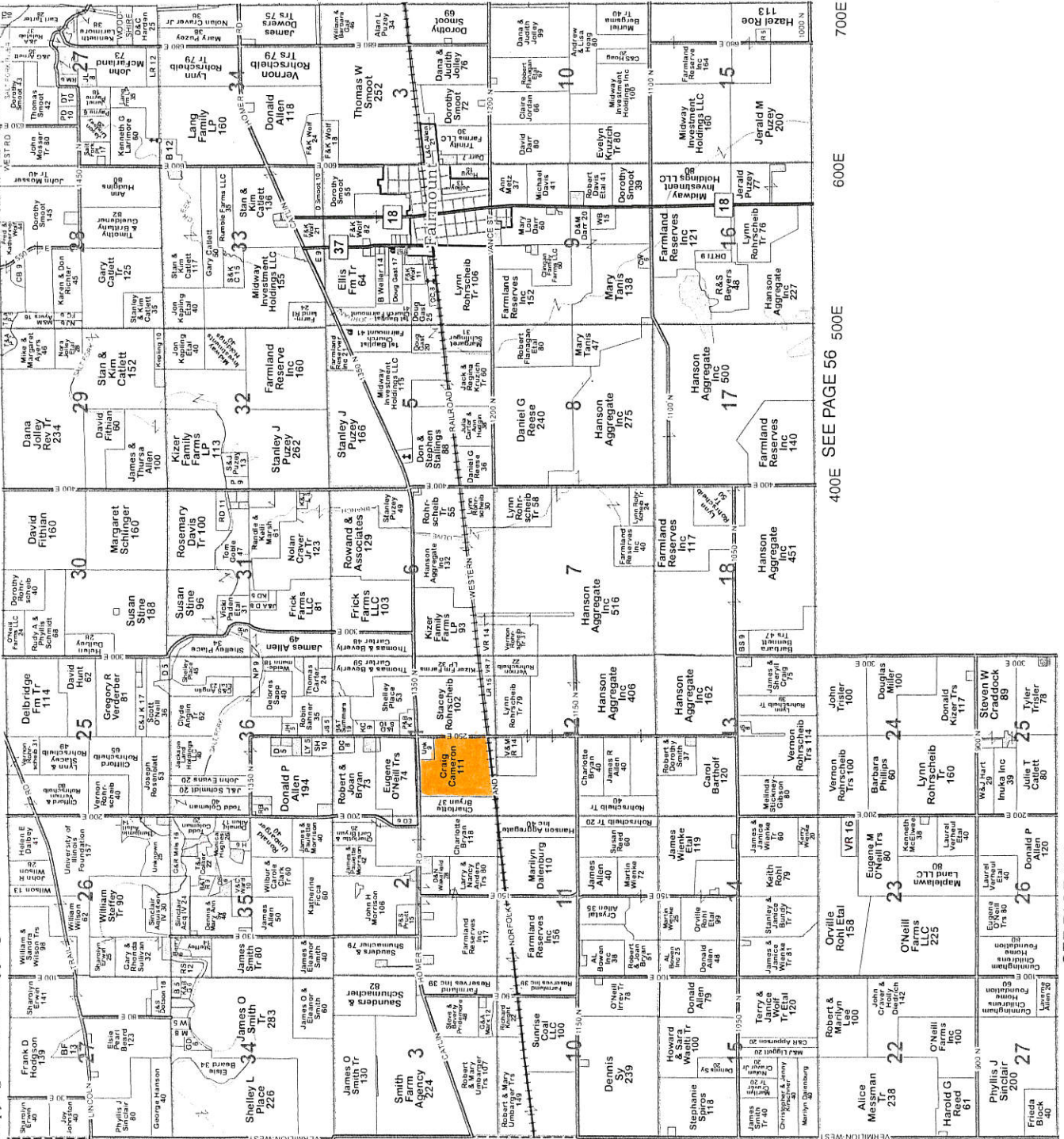
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R13W
R14W

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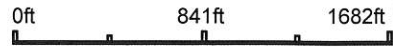
1500N 1400N 1300N 1200N CHAMPAIGN COUNTY 1100N 1000N 900N

Aerial Map



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Map Center: 40° 2' 51.49, -87° 53' 31.26



1-18N-14W
Vermilion County
Illinois



11/2/2021

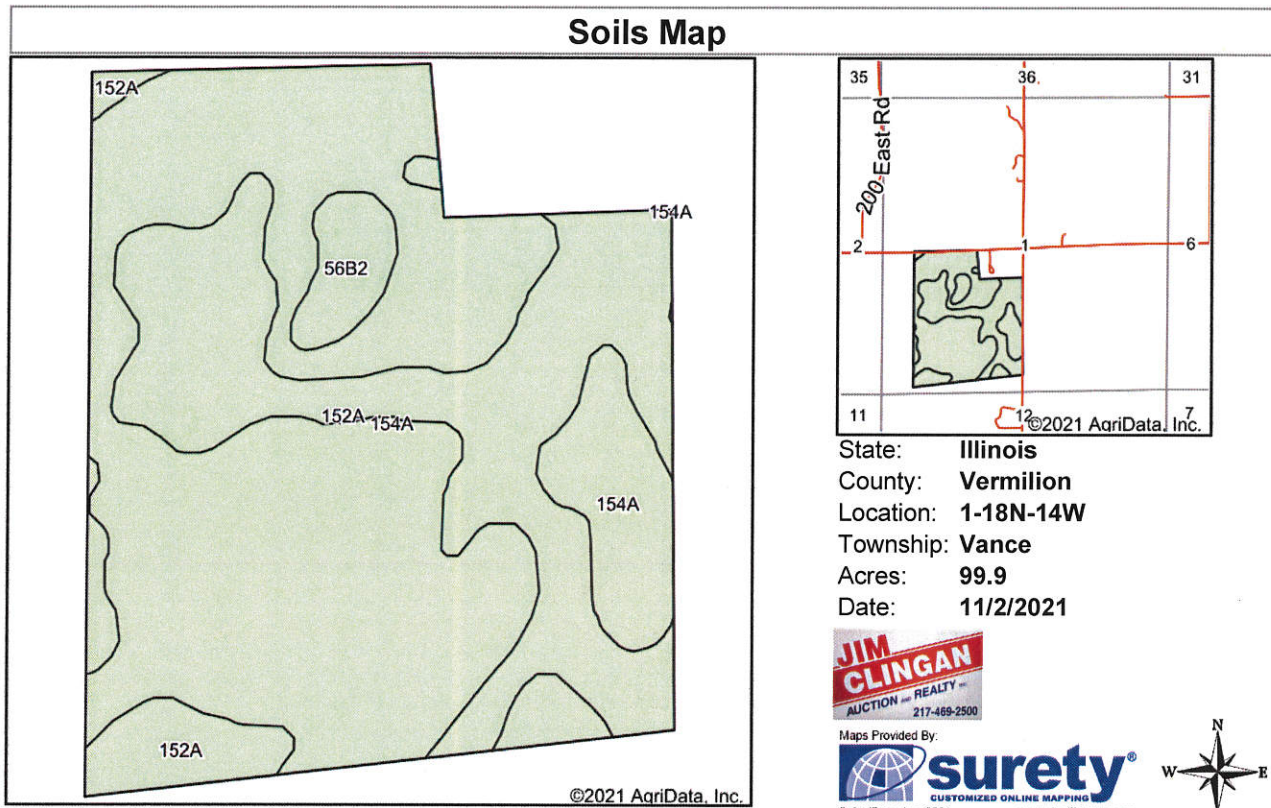


Maps Provided By:



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



Area Symbol: IL183, Soil Area Version: 17

| Code | Soil Description | Acres | Percent of field | 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 |
|-------------------------|--|-------|------------------|------------------------------|--------------|---------------|-------------|------------------------|---------------------------|-------------------------------|------------------------------------|--|
| 154A | Flanagan silt loam, 0 to 2 percent slopes | 63.10 | 63.2% | FAV | 194 | 63 | 77 | 102 | 0 | 0.00 | 5.90 | 144 |
| 152A | Drummer silty clay loam, 0 to 2 percent slopes | 33.83 | 33.9% | FAV | 195 | 63 | 73 | 100 | 0 | 0.00 | 5.64 | 144 |
| **56B2 | Dana silt loam, 2 to 5 percent slopes, eroded | 2.97 | 3.0% | FAV | **171 | **53 | **66 | **94 | 0 | **5.96 | 0.00 | **124 |
| Weighted Average | | | | | 193.7 | 62.7 | 75.3 | 101.1 | *- | 0.18 | 5.64 | 143.4 |

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".

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