

**53.58 ACRES + or –  
PRIME CHAMPAIGN COUNTY, IL FARM**

**LAND AUCTION**

**THURSDAY, JUNE 30, 2022  
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: 2 ½ miles West of St. Joseph, IL on US Route 150 to 1900 E, farm is on the left.**

**DESCRIPTION: (2 TRACTS)**

**Tract 1:** 36.58 acres located in the NE ¼ of Section 18, and; **Tract 2:** 17 acres located in the NW ¼ of Section 17, Township 19 North, Range 10 East, Champaign County, Illinois.

**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 July 29, 2022. Real Estate sold subject to Sellers approval of final bid. Farm is cash rented for Crop Year 2022. Cash Rent received will be fully credited to Buyer at closing. Sellers will pay the 2021 Property Taxes; Buyers will pay all taxes beyond. Auctioneer is Agent of Sellers. Announcements sale day take precedence over all previous advertising.

**ROLAND HISSONG, SELLER**

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

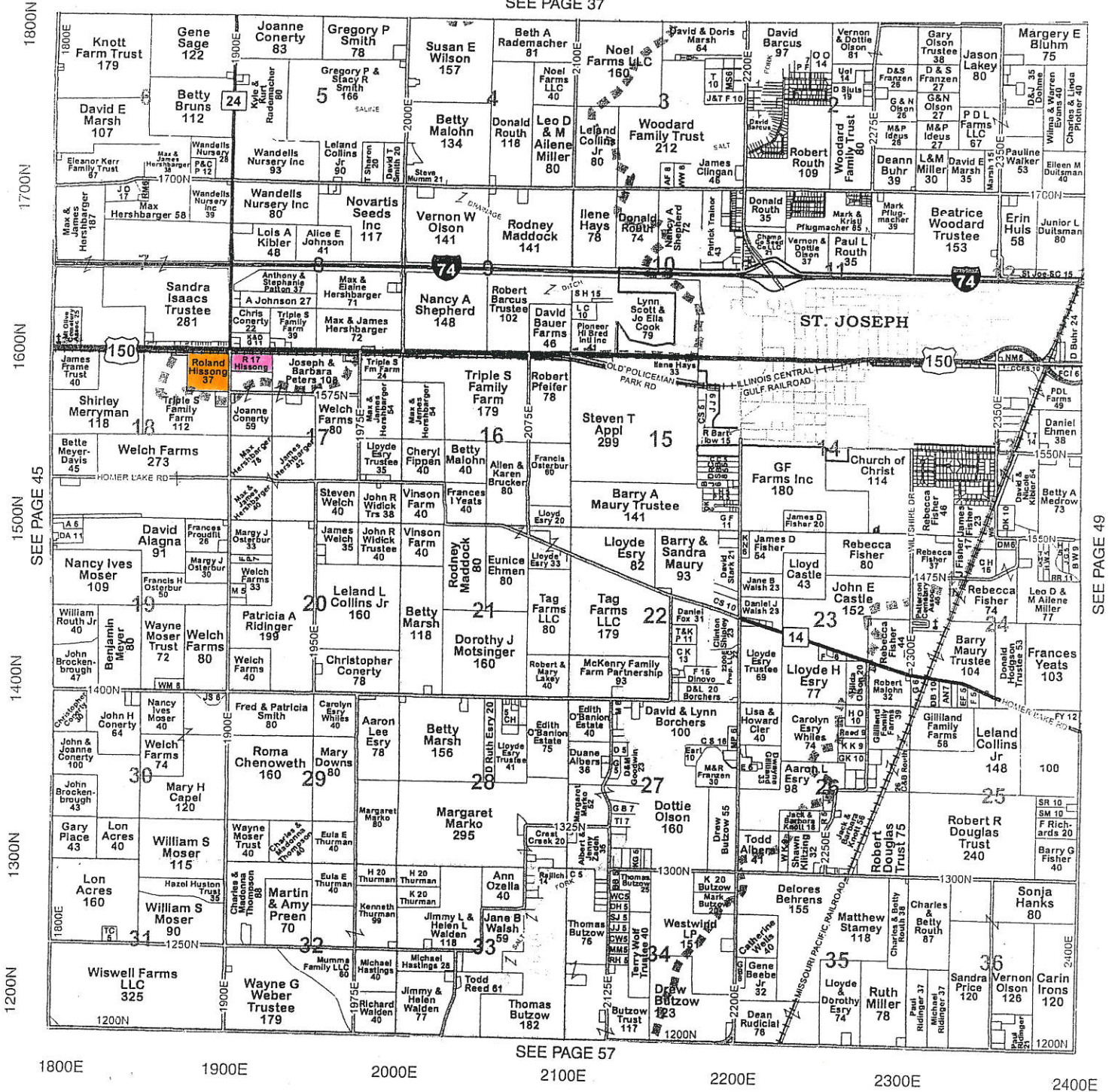


# St. Joseph

# Township 19N - Range 10E

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1800E 1900E 2000E 2100E 2200E 2300E 2400E

1800N 1700N 1600N 1500N 1400N 1300N 1200N

SEE PAGE 45

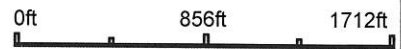
SEE PAGE 49

### Aerial Map



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Map Center: 40° 6' 21.65, -88° 6' 52.25



**18-19N-10E**  
**Champaign County**  
**Illinois**



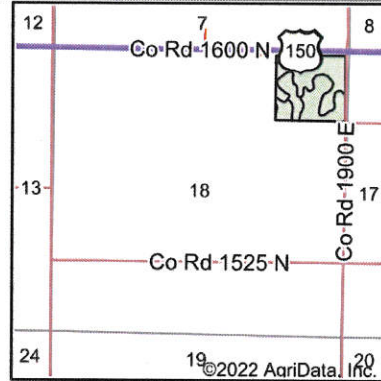
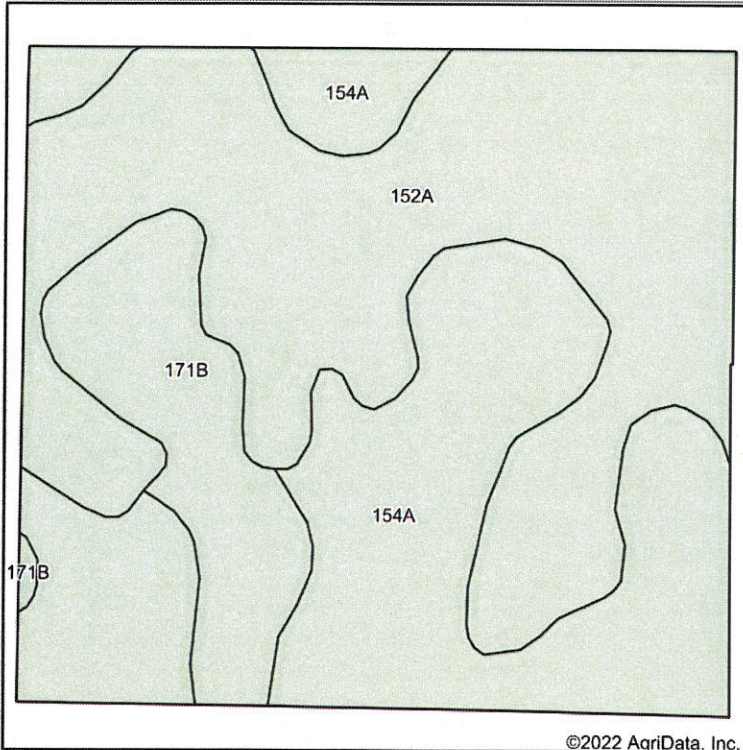
Maps Provided By:



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

### Soils Map



State: **Illinois**  
 County: **Champaign**  
 Location: **18-19N-10E**  
 Township: **St. Joseph**  
 Acres: **37.31**  
 Date: **5/6/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL019, 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	17.73	47.5%	FAV	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	14.86	39.8%	FAV	194	63	77	102	0	0.00	5.90	144
**171B	Catlin silt loam, 2 to 5 percent slopes	4.72	12.7%	FAV	**185	**58	**72	**98	0	**6.70	0.00	**137
<b>Weighted Average</b>					<b>193.3</b>	<b>62.4</b>	<b>74.5</b>	<b>100.5</b>	<b>*-</b>	<b>0.85</b>	<b>5.03</b>	<b>143.1</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.

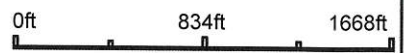
### Aerial Map



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

Maps Provided By:  
  
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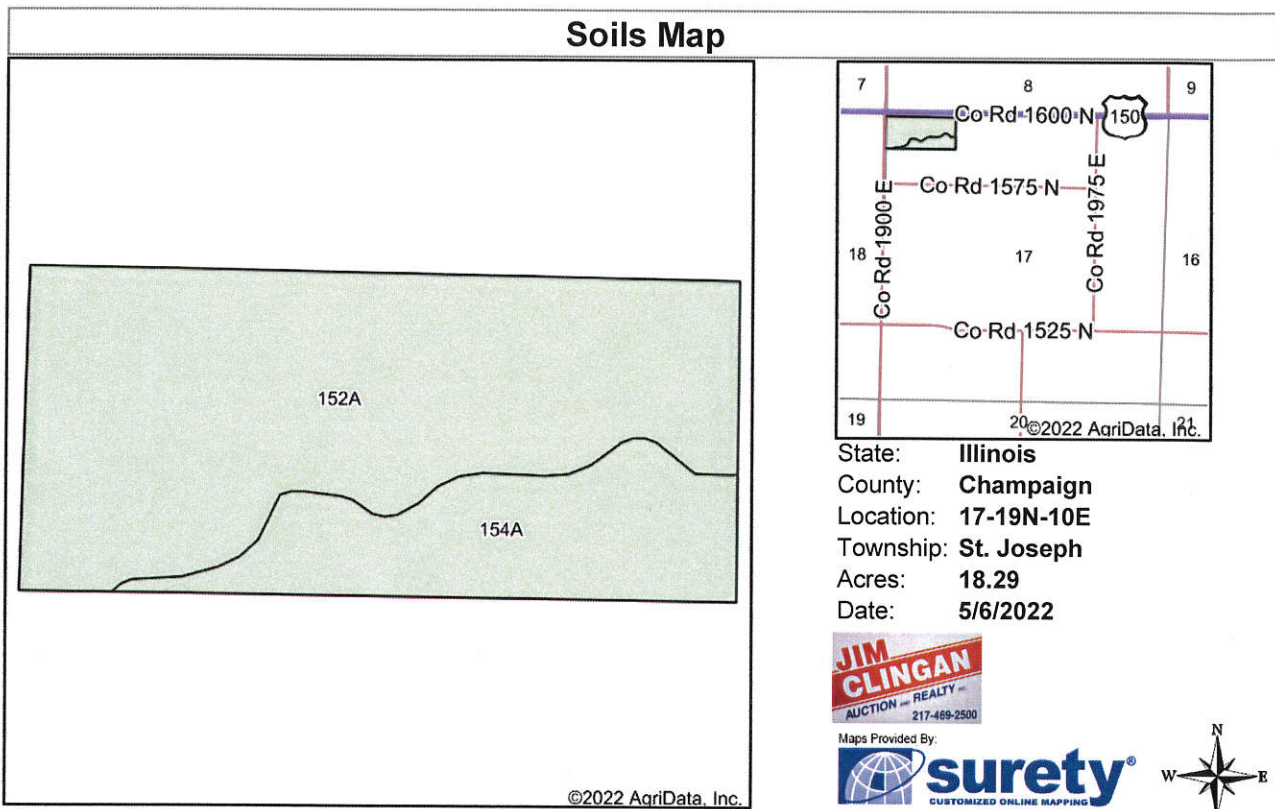
Map Center: 40° 6' 21.7, -88° 5' 42.72



**17-19N-10E**  
**Champaign County**  
**Illinois**



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



State: **Illinois**  
 County: **Champaign**  
 Location: **17-19N-10E**  
 Township: **St. Joseph**  
 Acres: **18.29**  
 Date: **5/6/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL019, 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	13.54	74.0%	FAV	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	4.75	26.0%	FAV	194	63	77	102	0	0.00	5.90	144
<b>Weighted Average</b>					<b>194.7</b>	<b>63</b>	<b>74</b>	<b>100.5</b>	<b>*-</b>	<b>0.00</b>	<b>5.71</b>	<b>144</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

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