

# LAND AUCTION

**TUESDAY, SEPTEMBER 27, 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**

**DESCRIPTION:**

**TRACT 1** – 156.42 acres + or – West ½ SW ¼, S8, and West ½ NW ¼, S17, T21N, R13W Middlefork Township, Vermilion County, IL. This will be offered choice of 2 tracts, East ½ and West ½.

**TRACT 2** – 40 acres + or – South ½, SE ¼, SW ¼ and South ½ SW ¼, SE ¼ S7, T21N, R13W, Middlefork Township, Vermilion County, IL.

**LAND LOCATION:** Both tracts are located approximately 2 miles Southeast of Armstrong, IL on Country Road 11 and CR 2950 N Rd.

**TERMS AND CONDITIONS:** Non-refundable 10% down auction day, upon signing of formal contract. Balance at closing, on or before October 31, 2022. Real Estate subject to Sellers approval of final bid. Seller will pay 2022 property taxes, Buyer responsible for all taxes thereafter. Auctioneer is Agent of Sellers. Announcements auction day take precedence over all previous advertising. Tenancy is open for 2023 Crop Year.

**JAMES FAMILY, SELLERS**  
William R. Scott, Attorney 217-893-1401

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





# Middlefork (E)

# Townships 21N & 22N - Range 13W

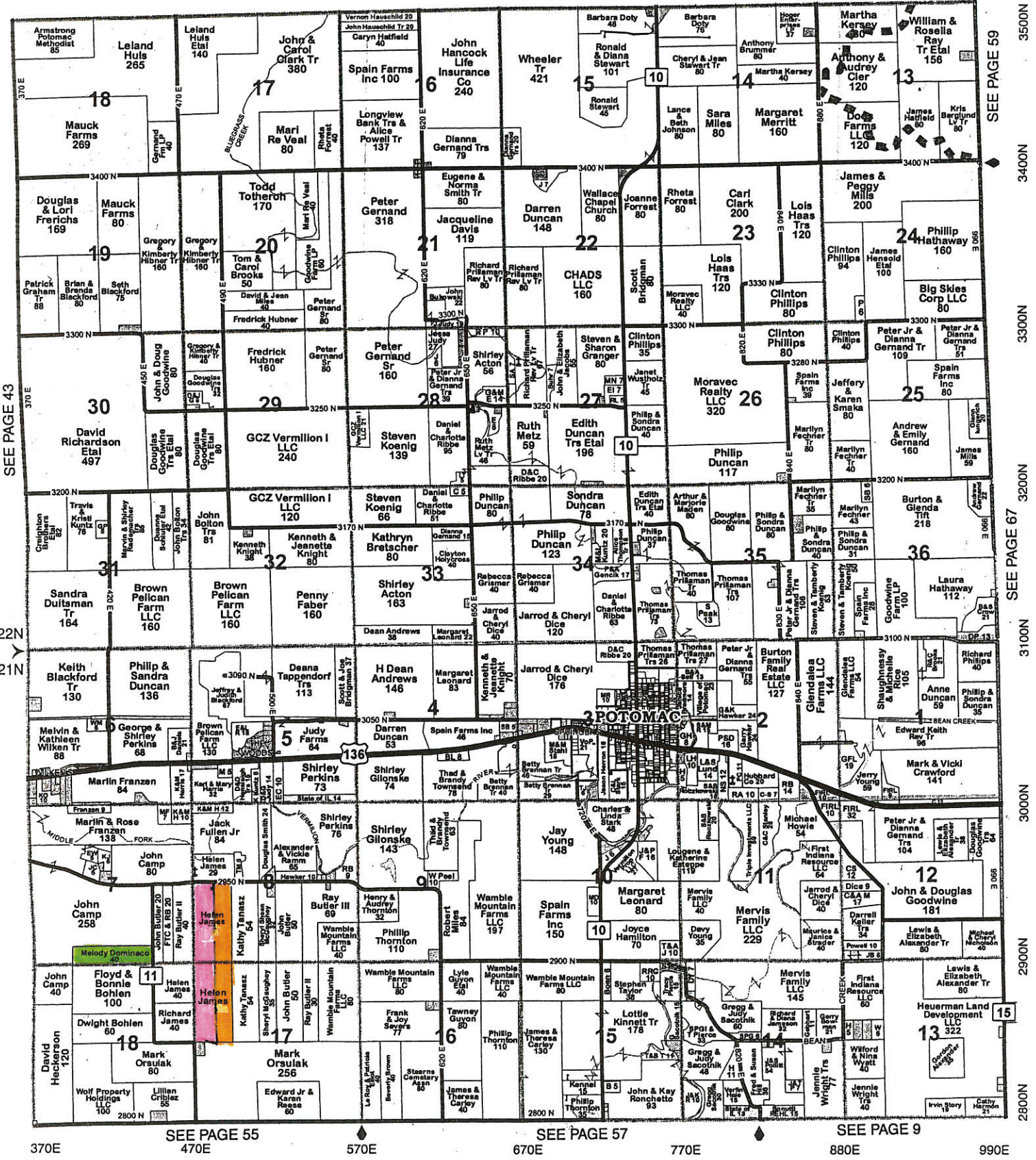
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TRACT 1 - WEST SIDE

TRACT 1 - EAST SIDE

TRACT 2

SEE PAGE 15



SEE PAGE 43

T22N

T21N

SEE PAGE 55

SEE PAGE 57

SEE PAGE 9

SEE PAGE 59

3500N

3400N

3300N

3200N

3100N

3000N

2900N

2800N

370E

470E

570E

670E

770E

880E

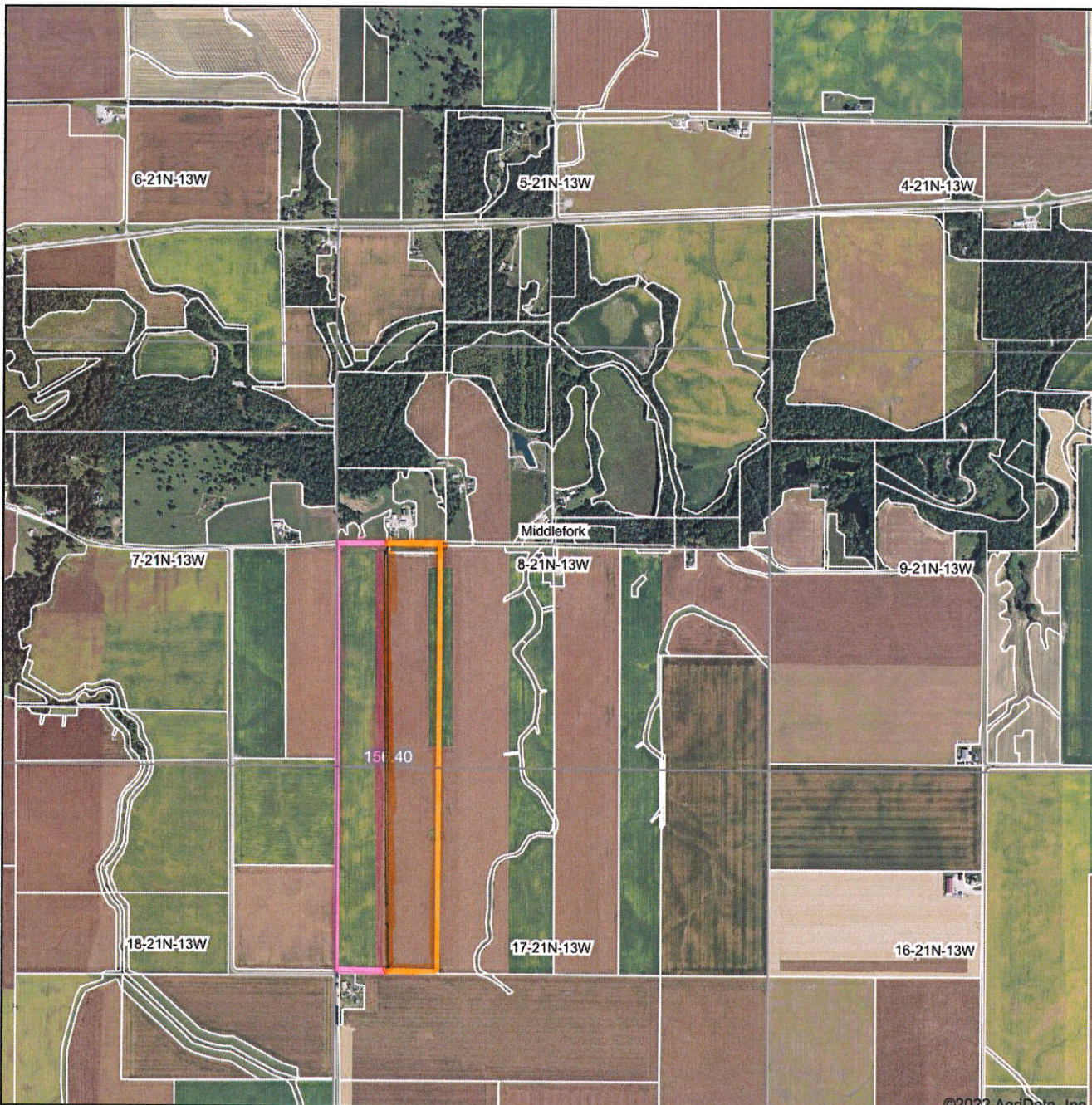
990E



TRACT 1 - WEST SIDE

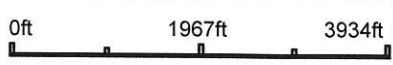
TRACT 1 - EAST SIDE

### Aerial Map



©2022 AgriData, Inc.

Map Center: 40° 17' 31.61, -87° 50' 37.44



**8-21N-13W**  
**Vermilion County**  
**Illinois**



8/30/2022



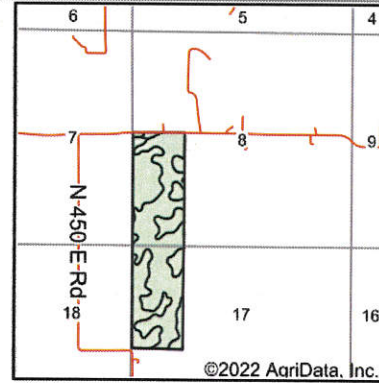
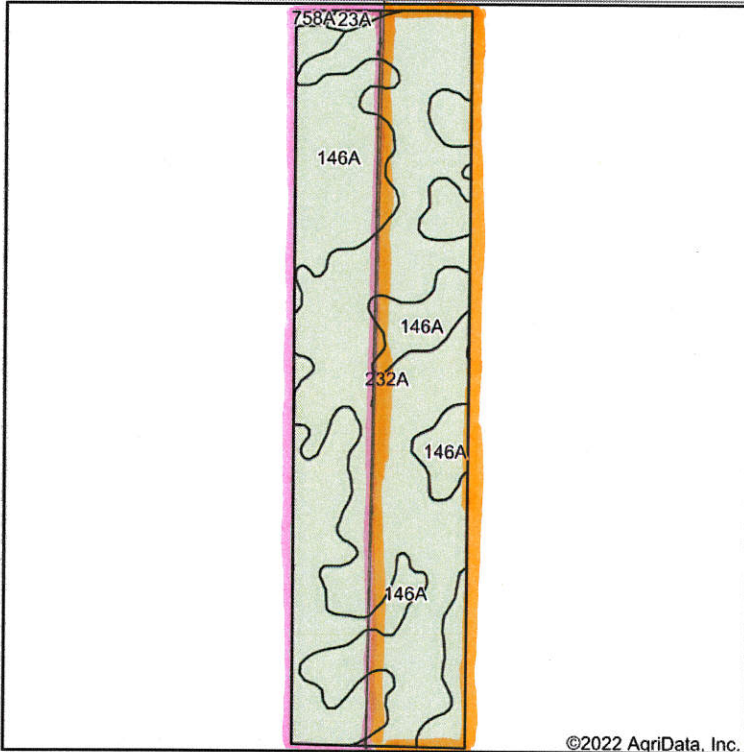
Field borders provided by Farm Service Agency as of 5/21/2008.



TRACT 1 - WEST SIDE

TRACT 1 - EAST SIDE

### Soils Map



State: **Illinois**  
 County: **Vermilion**  
 Location: **8-21N-13W**  
 Township: **Middlefork**  
 Acres: **156.4**  
 Date: **8/30/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL183, Soil Area Version: 17

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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	86.48	55.3%	FAV	170	56	65	85	0	0.00	5.14	127
146A	Elliott silt loam, 0 to 2 percent slopes	68.23	43.6%	FAV	168	55	68	87	0	0.00	5.02	125
23A	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	1.04	0.7%	FAV	139	47	58	65	0	0.00	4.39	105
758A	Haskins loam, 0 to 2 percent slopes	0.65	0.4%	FAV	160	52	63	78	0	0.00	4.90	118
<b>Weighted Average</b>					<b>168.9</b>	<b>55.5</b>	<b>66.3</b>	<b>85.7</b>	<b>*-</b>	<b>0.00</b>	<b>5.08</b>	<b>125.9</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".

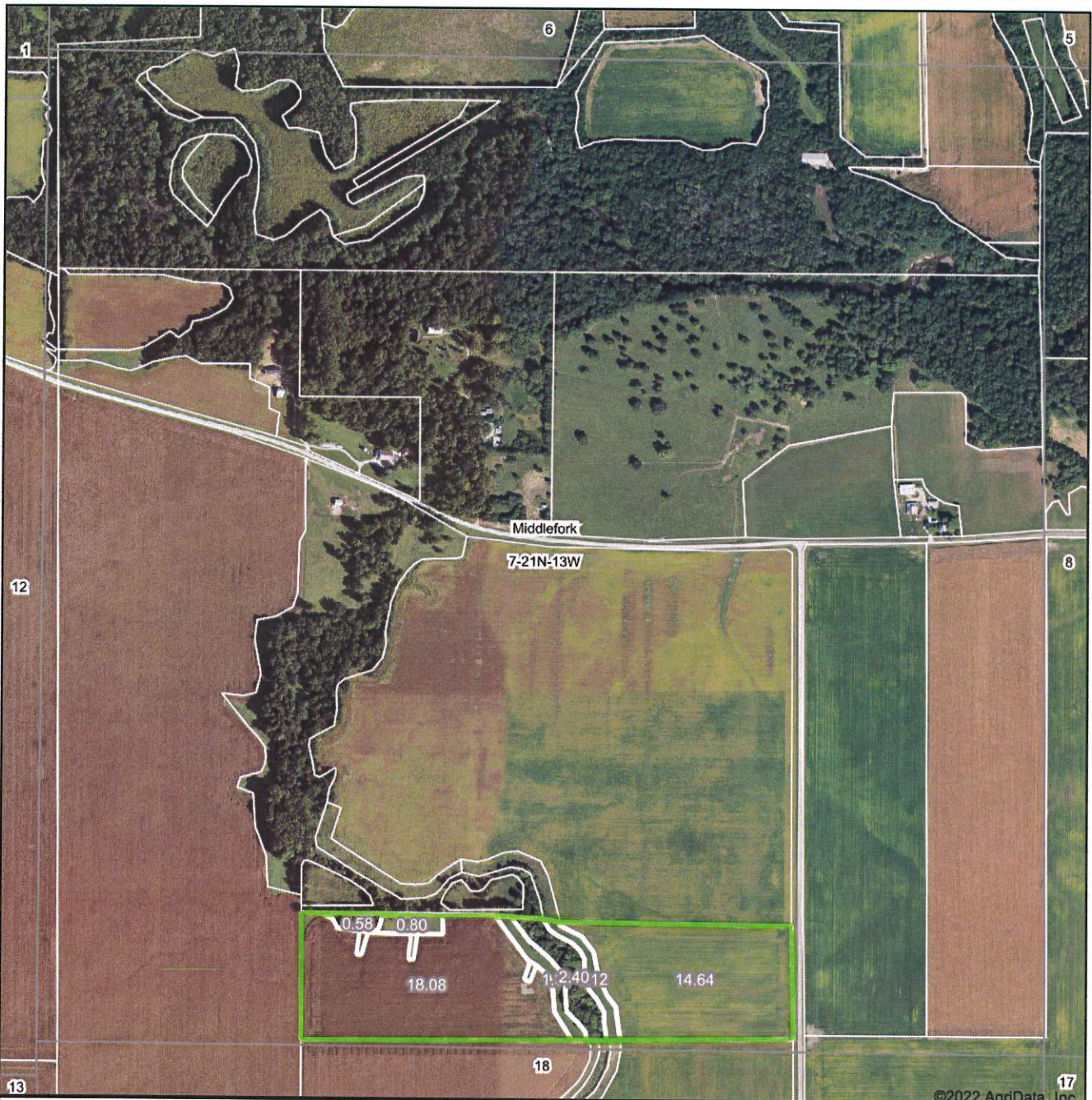
<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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



**TRACT 2**

**Aerial Map**



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Map Center: 40° 17' 31.51, -87° 51' 47.21



**7-21N-13W**  
**Vermilion County**  
**Illinois**



8/30/2022



Maps Provided By:

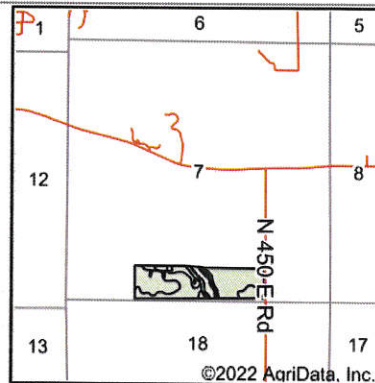
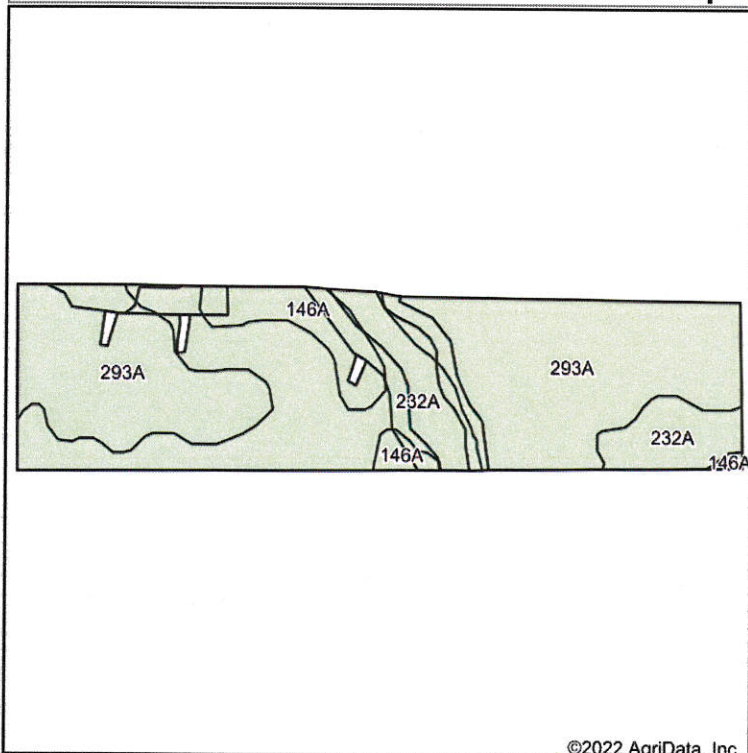


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Field borders provided by Farm Service Agency as of 5/21/2008.



**TRACT 2**

**Soils Map**



State: **Illinois**  
 County: **Vermilion**  
 Location: **7-21N-13W**  
 Township: **Middlefork**  
 Acres: **38.93**  
 Date: **8/30/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL183, Soil Area Version: 17

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
293A	Andres silt loam, 0 to 2 percent slopes	21.56	55.4%	FAV	184	59	71	97	0	0.00	5.39	135
232A	Ashkum silty clay loam, 0 to 2 percent slopes	13.99	35.9%	FAV	170	56	65	85	0	0.00	5.14	127
146A	Elliott silt loam, 0 to 2 percent slopes	3.38	8.7%	FAV	168	55	68	87	0	0.00	5.02	125
<b>Weighted Average</b>					<b>177.6</b>	<b>57.6</b>	<b>68.6</b>	<b>91.8</b>	<b>*-</b>	<b>0.00</b>	<b>5.27</b>	<b>131.3</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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<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".

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