

LAND AUCTION

THURSDAY EVENING, OCTOBER 6, 2022
6:00 P.M.

AUCTION LOCATION: Blue Ridge Town Hall
116 E. Oliver St.
Mansfield, IL 61854

LAND LOCATION & DESCRIPTION:

5 miles South of Mansfield, IL on CR 1200 E. Rd.

43.7 acres more or less: Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 34, Township 20 North, Range 6 East, Sangamon Township, Piatt County, Illinois.

TERMS AND CONDITIONS: 10% down payment on auction day, upon signing of formal contract. Balance due on, or before November 7, 2022. Real Estate sold subject to Sellers approval of final bid. Sellers will pay 2022 property taxes as a credit to buyers at closing. Buyers will pay all taxes beyond. Auctioneer is Agent of the Sellers. Announcements sale day take precedence over all previous advertising. Farm tenancy is open for 2023 Crop Year.

**JOHN AND BETTY BENSYL
MARILYN WITHROW ESTATE. SELLERS**

William R. Scott, Attorney 217-893-1401

Auction conducted by:

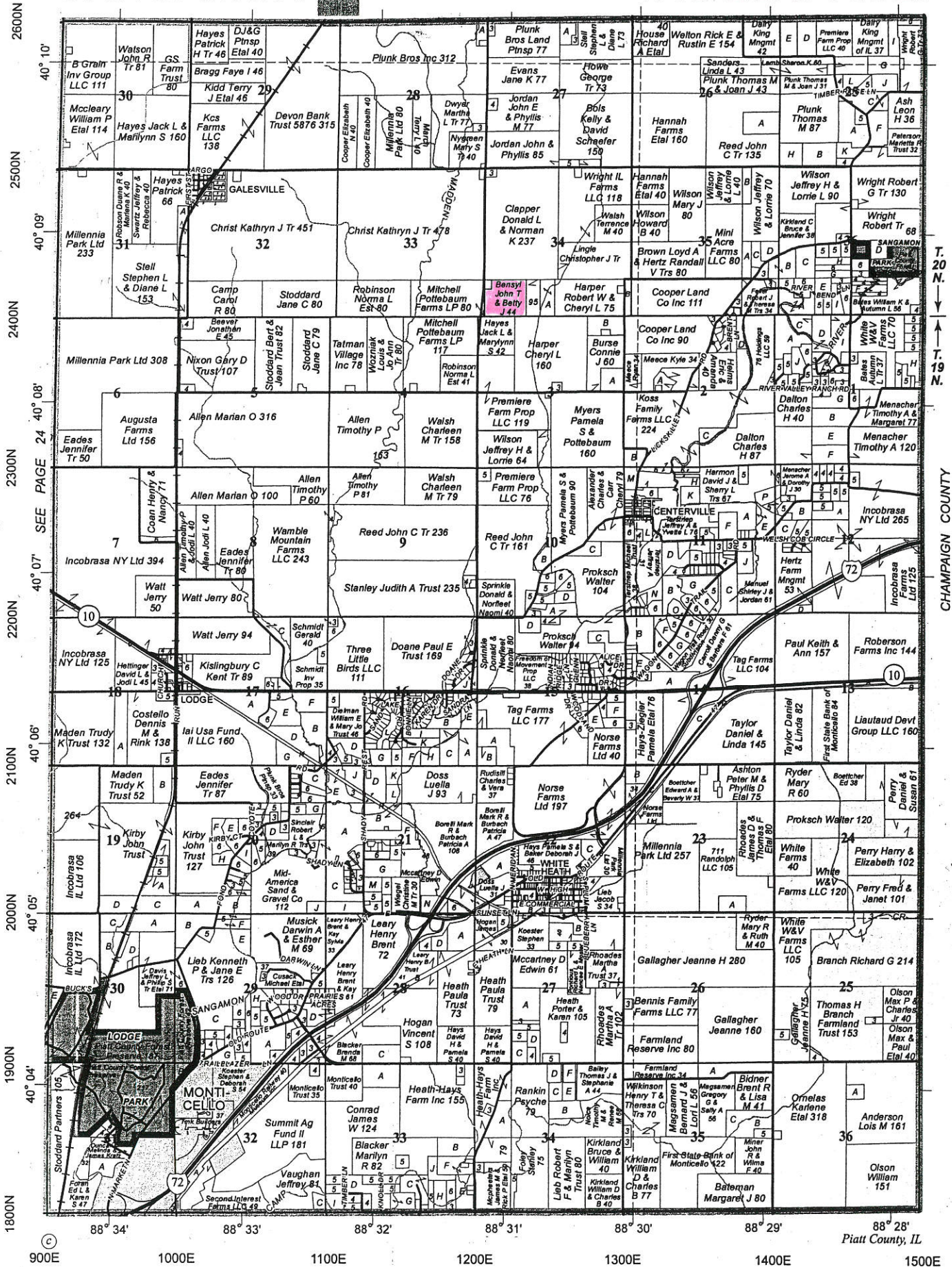
**JIM
CLINGAN**

AUCTION & REALTY

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

SANGAMON

T.19-20N.-R.6E.



T. 20 N.
T. 19 N.
CHAMPAIGN COUNTY

Aerial Map



Map Center: 40° 8' 56.96, -88° 30' 37.46



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

Maps Provided By:

 **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com

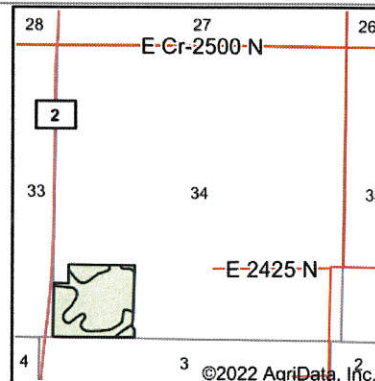
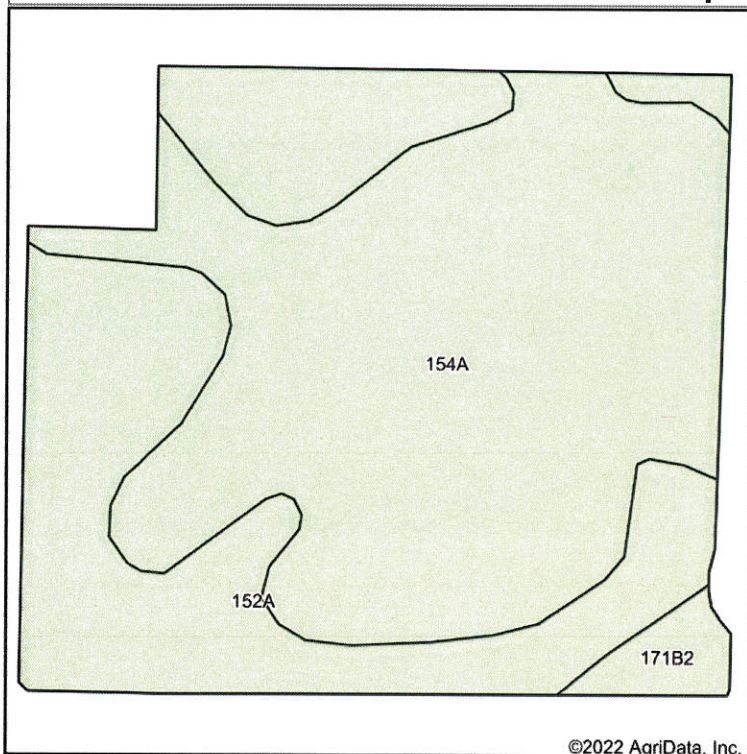
34-20N-6E
Piatt County
Illinois



8/30/2022

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

Soils Map



State: **Illinois**
 County: **Piatt**
 Location: **34-20N-6E**
 Township: **Sangamon**
 Acres: **41.91**
 Date: **8/30/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Area Symbol: IL147, 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	25.11	59.9%	FAV	194	63	77	102	0	0.00	5.90	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.75	37.6%	FAV	195	63	73	100	0	0.00	5.64	144
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	1.05	2.5%	FAV	**178	**56	**69	**94	0	**6.43	0.00	**131
Weighted Average					194	62.8	75.3	101	*-	0.16	5.65	143.7

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".

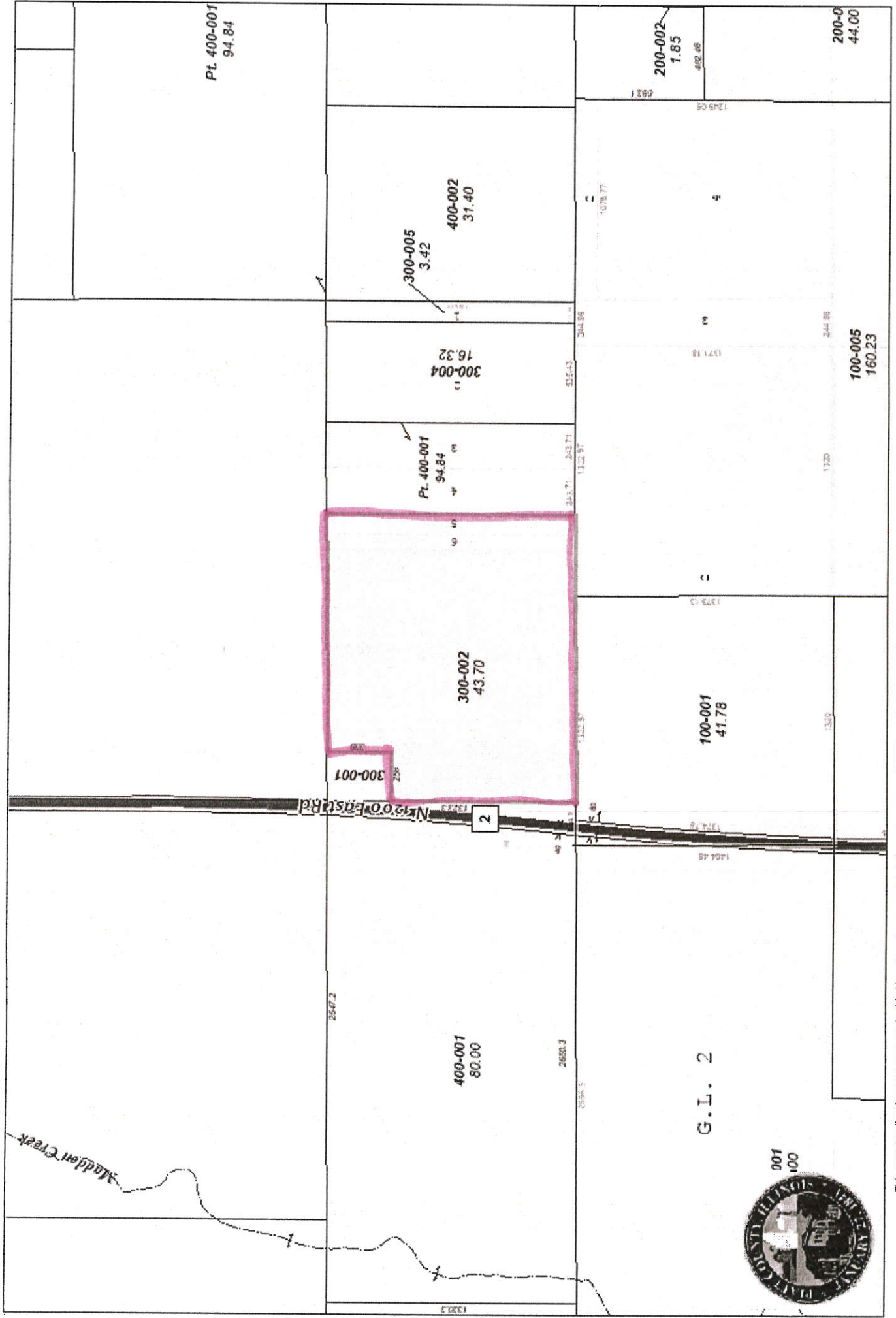
^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^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.

GIS Webmap Public Interface Piatt County, Illinois



This map application was prepared with Piatt County geographic information system (GIS) data. Piatt County does not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgment of this disclaimer.

