

LAND AUCTION

THURSDAY EVENING, SEPTEMBER 29, 2022
6:00 P.M.

AUCTION LOCATION: VFW POST 1921
1200 E. JEFFERSON
MACOMB, IL 61455

DESCRIPTION:

217.44 acres + or -, Industry Twp. McDonough County, IL -

TRACT 1: 83.21 acres E ½, NE ¼, S7, T4N, R2W – PI 140.9;

TRACT 2: 82.9 acres W ½, NW ¼, S8, T4N, R2W – PI 138.8;

TRACT 3: 51.33 acres PT of E ½, SW ¼, T4N, R2W – PI 142.7

Land location: Approximately 6 miles South of Macomb, IL

190.21 acres + or – Bethel Twp, McDonough County, IL –

TRACT 4: 80.42 acres, E ½, NE ¼, S7, T4N, R3W (exc 1 acre) – PI 138.4

TRACT 5: 109.79 acres, PT SW ¼, S8, T4N, R3W – PI 139.1

Land location: Approximately 10 miles Southwest of Macomb, IL

TERMS AND CONDITIONS: 10% down payment on auction day, upon signing of formal contract. Balance due on, or before October 31, 2022. Real Estate sold subject to Sellers approval of final bid. Sellers will pay 2022 property taxes; 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.

LAVERNE “MAC” and DONNA KAYE MCFADDEN, SELLERS

Charles Holder, Champaign, IL Attorney 217-398-4013

Auction conducted by:

**JIM
CLINGAN**

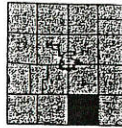
AUCTION & REALTY

217.469.2500 www.jimclingan.com

P.O. Box 1047, ST. JOSEPH, IL 61873

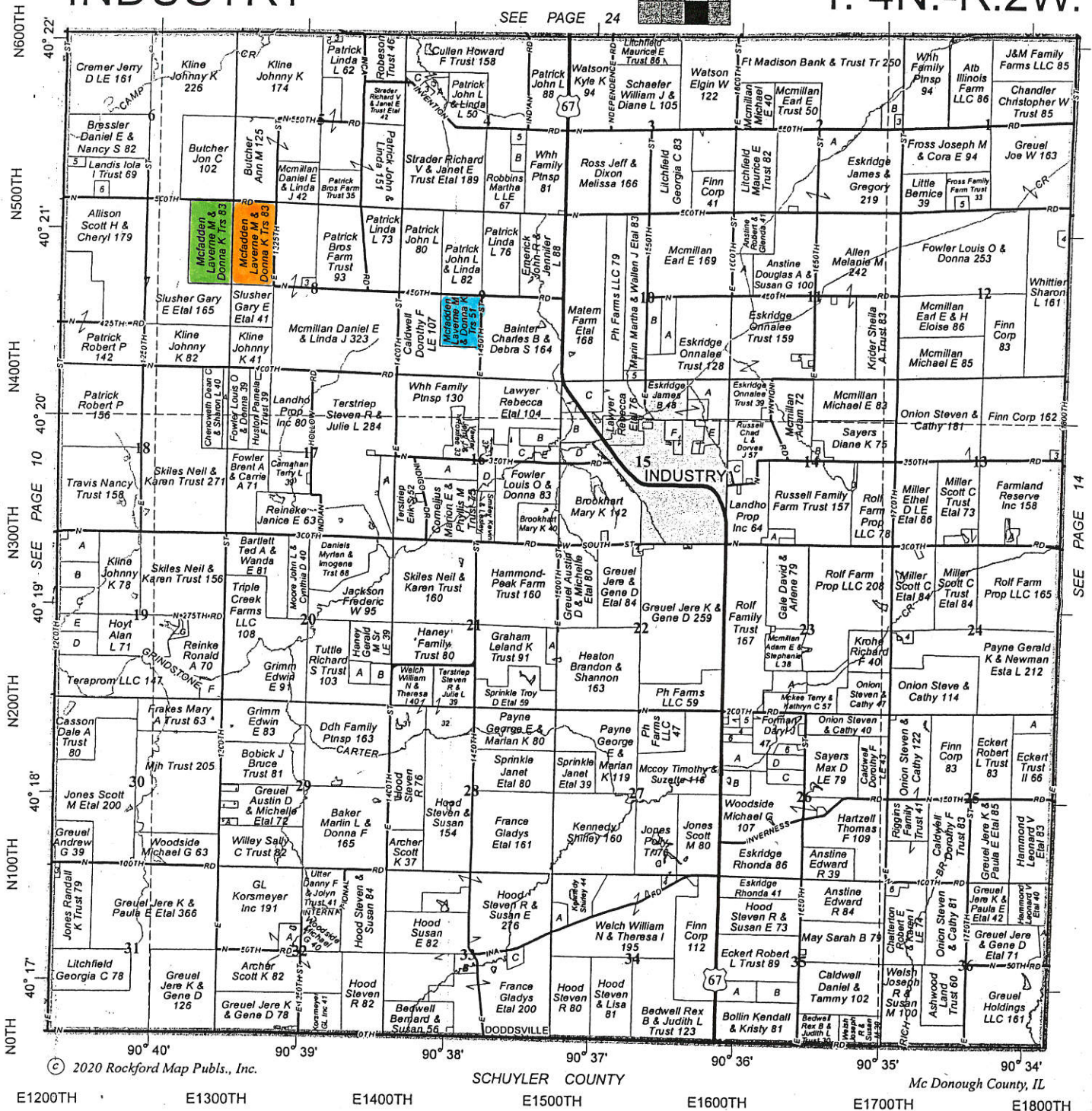
INDUSTRY

Refer to page 50 for keyed parcels



T. 4N.-R.2W.

SEE PAGE 24



TRACT 1

TRACT 2

TRACT 3

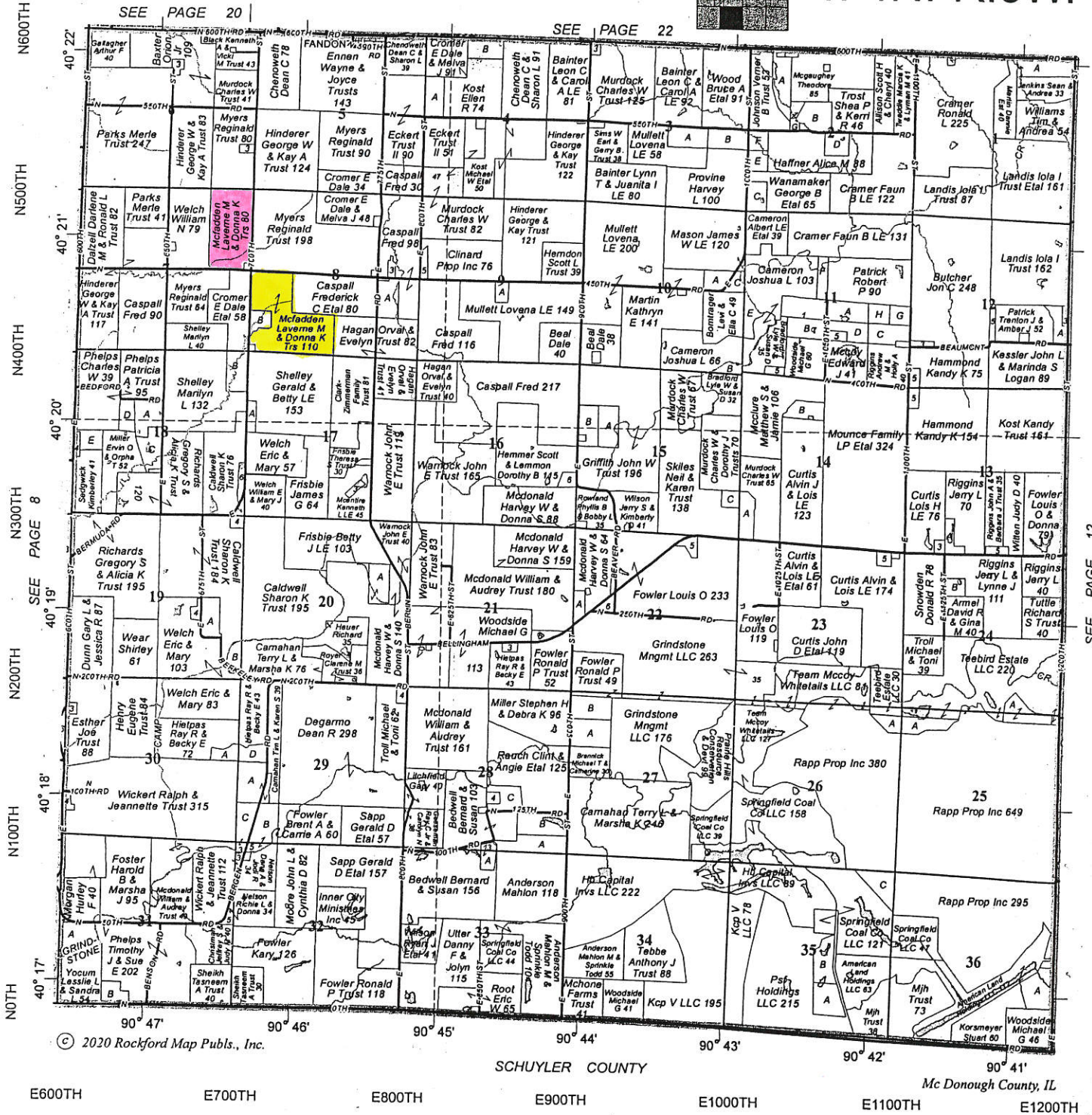
BETHEL

Refer to page 50 for keyed parcels

T. 4N.-R.3W.

SEE PAGE 20

SEE PAGE 22



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SCHUYLER COUNTY

Mc Donough County, IL

E600TH

E700TH

E800TH

E900TH

E1000TH

E1100TH

E1200TH

TRACT 4

TRACT 5

SEE PAGE 12

TRACT 1

Aerial Map



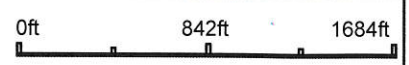
JIM CLINGAN
 AUCTION AND REALTY INC.
 217-469-2500

Maps Provided By:

 SURETY
 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 20' 42.35, -90° 40' 4.1

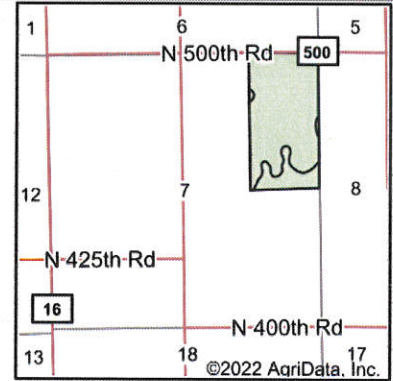
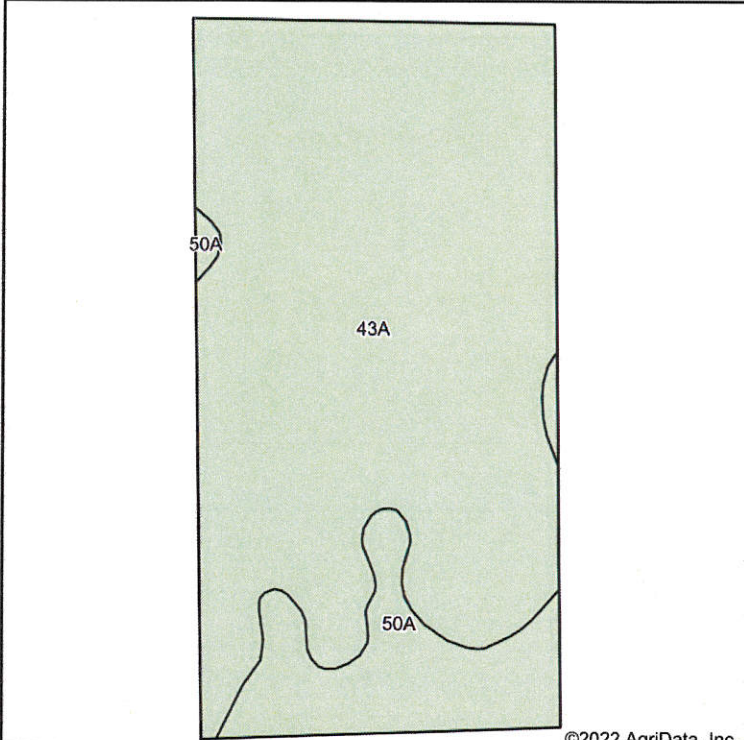


7-4N-2W
McDonough County
Illinois



8/25/2022

TRACT 1 **Soils Map**



State: **Illinois**
 County: **McDonough**
 Location: **7-4N-2W**
 Township: **Industry**
 Acres: **83.27**
 Date: **8/25/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IL109, 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	
43A	Ipava silt loam, 0 to 2 percent slopes	70.70	84.9%	FAV	191	62	77	100	0	0.00	5.90	142	
50A	Virden silty clay loam, 0 to 2 percent slopes	12.57	15.1%	FAV	182	59	71	93	0	0.00	5.27	135	
Weighted Average					189.6	61.5	76.1	98.9	*-	0.00	5.80	140.9	

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.

TRACT 2

Aerial Map



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Map Center: 40° 20' 41.33, -90° 38' 55.3



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 217-469-2500

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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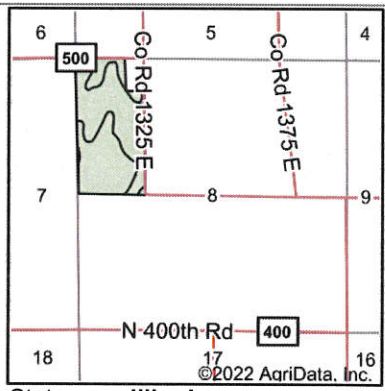
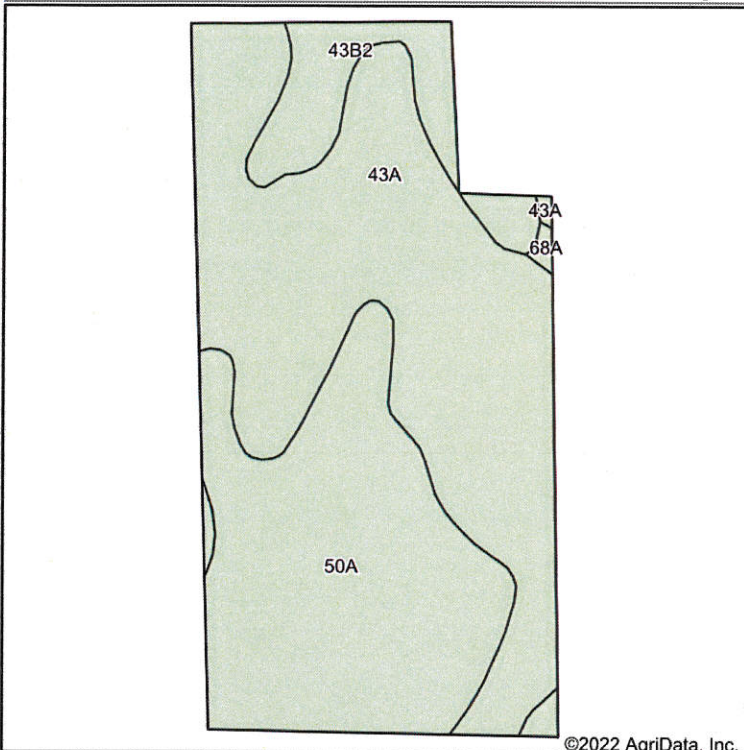
8-4N-2W
McDonough County
Illinois



8/25/2022

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

TRACT 2 **Soils Map**



State: **Illinois**
 County: **McDonough**
 Location: **8-4N-2W**
 Township: **Industry**
 Acres: **77.7**
 Date: **8/25/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IL109, 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 Bu/A ^c	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	40.96	52.7%	FAV	191	62	77	100	0	0.00	5.90	142
50A	Virden silty clay loam, 0 to 2 percent slopes	29.24	37.6%	FAV	182	59	71	93	0	0.00	5.27	135
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	6.87	8.8%	FAV	**181	**59	**73	**95	0	0.00	**5.61	**135
68A	Sable silty clay loam, 0 to 2 percent slopes	0.63	0.8%	FAV	192	63	74	99	0	0.00	5.77	143
Weighted Average					186.7	60.6	74.4	96.9	*-	0.00	5.64	138.8

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:

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** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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^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".

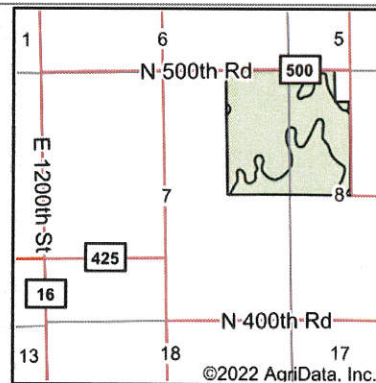
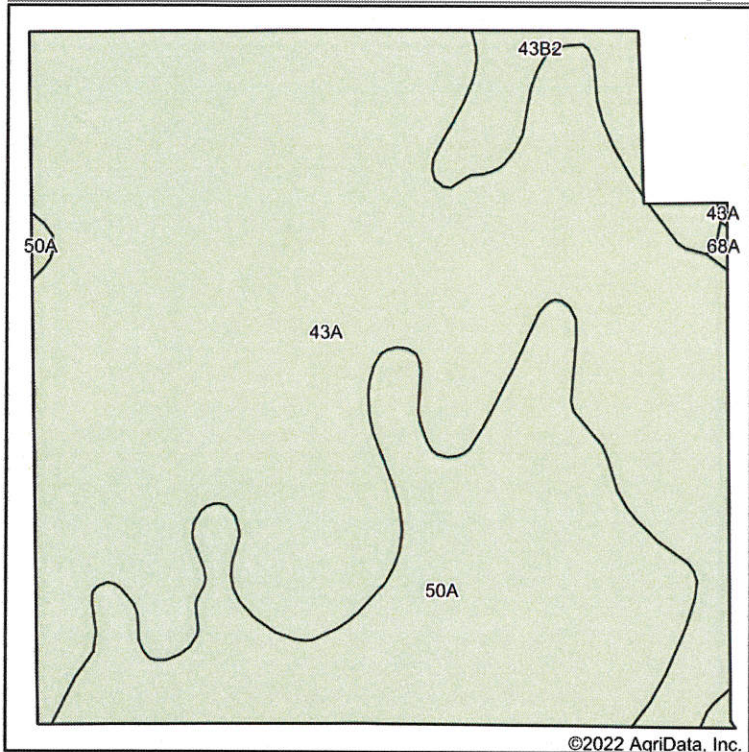
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^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.

TRACTS 1 & 2 Combined Soil Map

Soils Map



State: Illinois
 County: McDonough
 Location: 7-4N-2W
 Township: Industry
 Acres: 159.37
 Date: 8/18/2022



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL109, 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
43A	Ipava silt loam, 0 to 2 percent slopes	109.90	69.0%	FAV	191	62	77	100	0	0.00	5.90	142
50A	Virden silty clay loam, 0 to 2 percent slopes	42.43	26.6%	FAV	182	59	71	93	0	0.00	5.27	135
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	6.61	4.1%	FAV	**181	**59	**73	**95	0	0.00	**5.61	**135
68A	Sable silty clay loam, 0 to 2 percent slopes	0.43	0.3%	FAV	192	63	74	99	0	0.00	5.77	143
Weighted Average					188.2	61.1	75.2	97.9	-	0.00	5.72	139.8

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

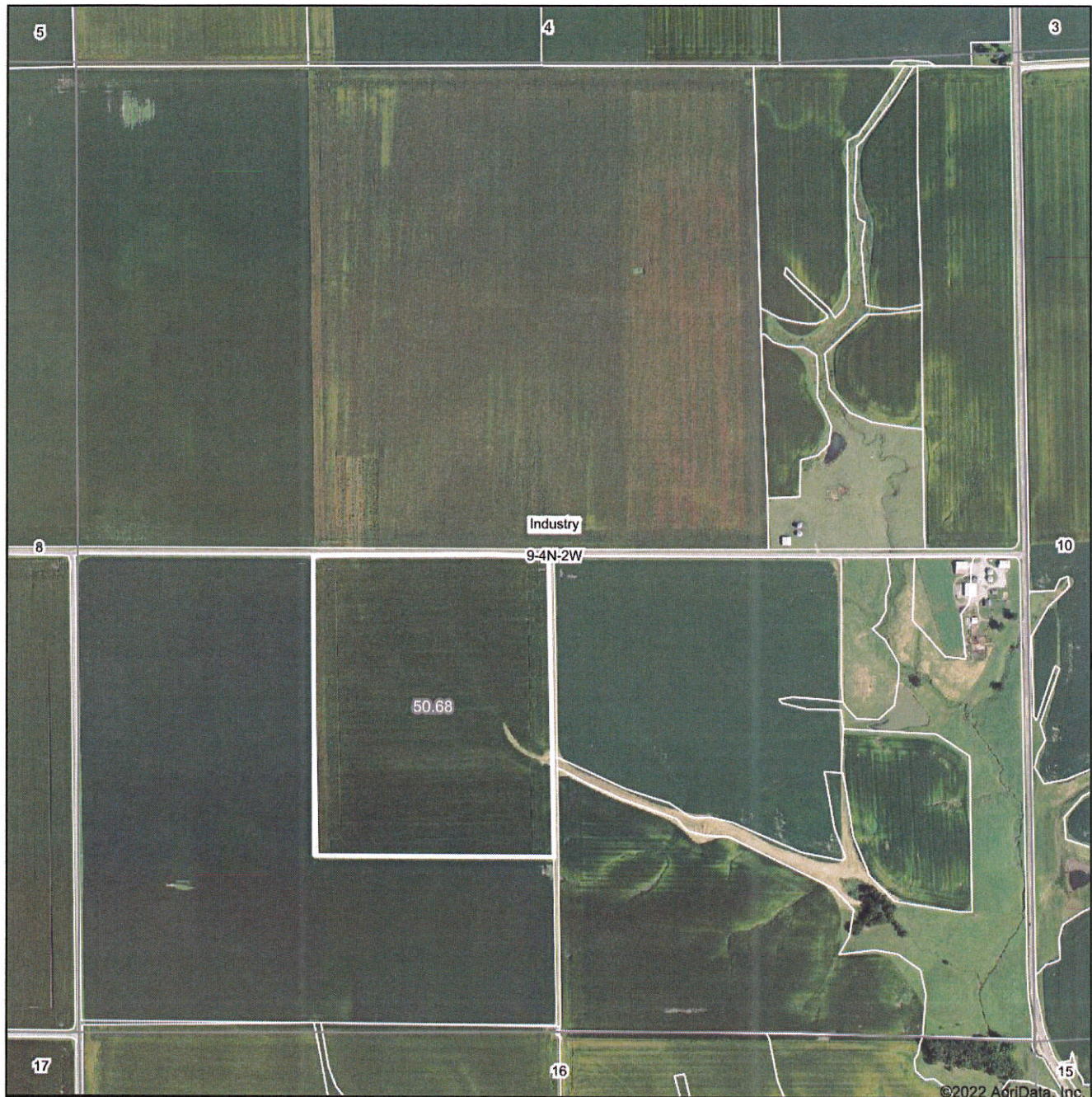
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^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.

TRACT 3

Aerial Map



Map Center: 40° 20' 39.47, -90° 37' 47.05

0ft 863ft 1726ft



Maps Provided By:



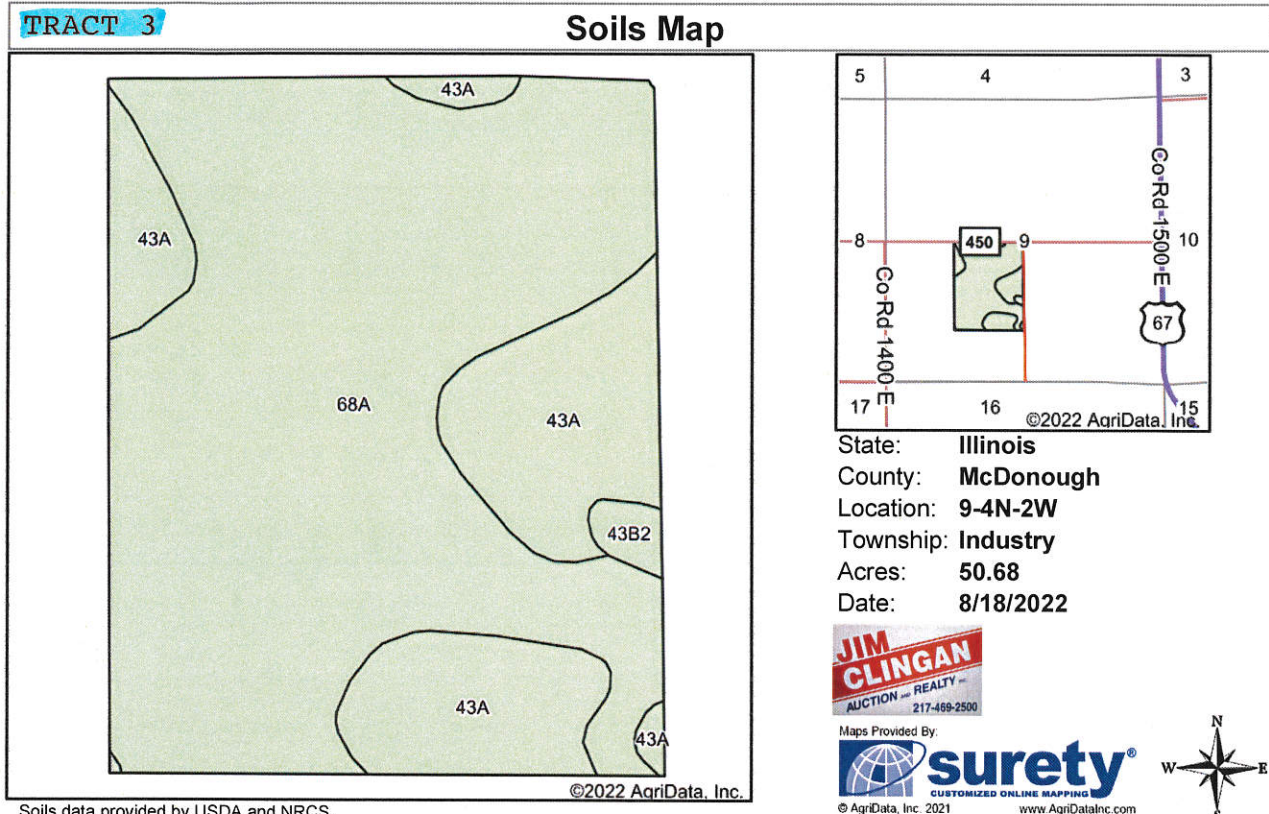
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Field borders provided by Farm Service Agency as of 5/21/2008.

9-4N-2W
McDonough County
Illinois



8/18/2022



Soils data provided by USDA and NRCS.

Area Symbol: IL109, 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
68A	Sable silty clay loam, 0 to 2 percent slopes	37.55	74.1%	FAV	192	63	74	99	0	0.00	5.77	143
43A	Ipava silt loam, 0 to 2 percent slopes	12.57	24.8%	FAV	191	62	77	100	0	0.00	5.90	142
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	0.56	1.1%	FAV	**181	**59	**73	**95	0	0.00	**5.61	**135
Weighted Average					191.6	62.7	74.7	99.2	*-	0.00	5.80	142.7

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

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^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.

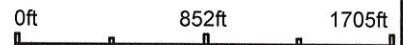
TRACT 4

Aerial Map



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

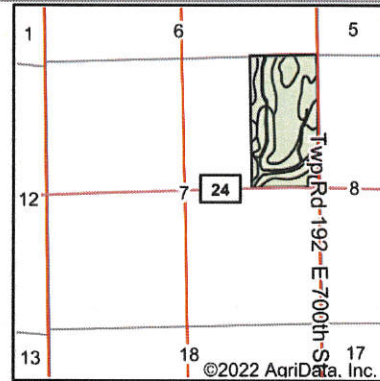
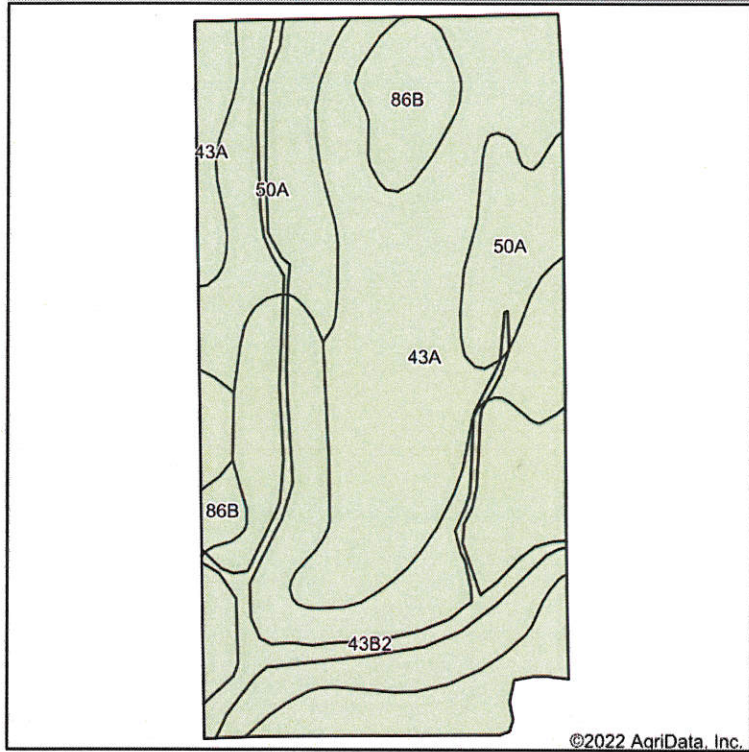
Map Center: 40° 20' 48.6, -90° 46' 55.45



7-4N-3W
McDonough County
Illinois



TRACT 4 **Soils Map**



State: **Illinois**
 County: **McDonough**
 Location: **7-4N-3W**
 Township: **Bethel**
 Acres: **79.98**
 Date: **8/18/2022**



Maps Provided By:



Area Symbol: IL109, 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
43A	Ipava silt loam, 0 to 2 percent slopes	35.30	44.1%	FAV	191	62	77	100	0	0.00	5.90	142
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	24.59	30.7%	FAV	**181	**59	**73	**95	0	0.00	**5.61	**135
50A	Virden silty clay loam, 0 to 2 percent slopes	15.27	19.1%	FAV	182	59	71	93	0	0.00	5.27	135
**86B	Osco silt loam, 2 to 5 percent slopes	4.82	6.0%	FAV	**189	**59	**74	**101	0	**6.83	0.00	**140
Weighted Average					186.1	60.3	74.4	97.2	*-	0.41	5.33	138.4

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

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^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.

TRACT 5

Aerial Map



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

Map Center: 40° 20' 48.03, -90° 45' 45.23

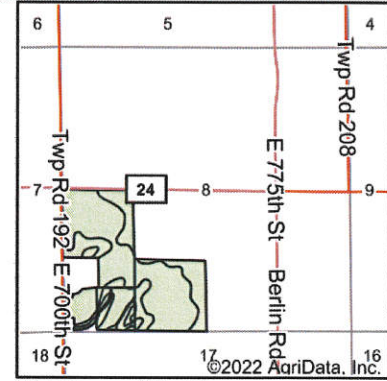
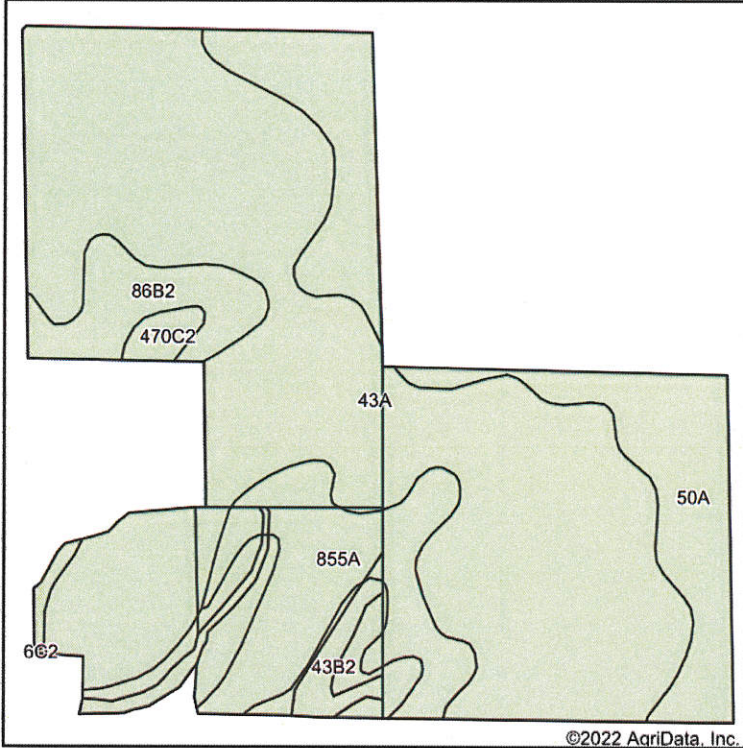


8-4N-3W
McDonough County
Illinois



TRACT 5

Soils Map



State: **Illinois**
 County: **McDonough**
 Location: **8-4N-3W**
 Township: **Bethel**
 Acres: **110.32**
 Date: **8/18/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL109, 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 Bu/A ^c	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	65.88	59.7%	FAV	191	62	77	100	0	0.00	5.90	142
50A	Virden silty clay loam, 0 to 2 percent slopes	17.95	16.3%	FAV	182	59	71	93	0	0.00	5.27	135
855A	Timewell and Ipava soils, 0 to 2 percent slopes	12.36	11.2%	FAV	188	61	75	98	0	0.00	6.78	139
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	7.11	6.4%	FAV	**181	**59	**73	**95	0	0.00	**5.61	**135
**86B2	Oscos silt loam, 2 to 5 percent slopes, eroded	5.48	5.0%	FAV	**181	**57	**71	**97	0	**6.56	0.00	**134
**470C2	Keller silt loam, 5 to 10 percent slopes, eroded	1.54	1.4%	UNF	**137	**46	**55	**59	0	0.00	**4.18	**103
Weighted Average					187.3	60.7	74.9	97.6	*	0.33	5.56	139.1

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

PROPERTY TAXES

	<u>TAXABLE ACRES</u>	<u>2021 TAXES PAYABLE 2022</u>
TRACT 1:	83.21	\$3,867.90
TRACT 2:	82.9	\$3,229.88
TRACT 3:	51.33	\$2,467.22
TRACT 4:	80.42	\$3,904.16
TRACT 5:	109.79	\$5,782.00