

2 TRACTS*152.28 ACRES + or -

LAND AUCTION

WEDNESDAY, DECEMBER 13, 2023

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 miles North of Fithian, IL on County Road 12.

DESCRIPTION:

Tract 1: 85.94 acres + or -, the bid price will be used to derive total dollars for Tract 1. Partial Legal: part of the East ½ of the Northwest ¼, and approximately 9 acres of the West ½ of the Northeast ¼, Section 31, Township 20 North, Range 13 West (w/ exception) Vermilion County, IL. Corn Productivity index is 134.9 (67.67 acres tillable). PIN #: 16-31-100-002

Tract 2: 66.34 acres + or -, the bid price will be used to derive total dollars for Tract 2. Partial Legal: part of the West ½ of the Northeast ¼, Section 31, Township 20 North, Range 13 West, (w/ exceptions) Vermilion County, IL. Corn Productivity index is 134.1 (54.23 acres tillable). PIN #: 16-31-200-005

AUCTION ORDER: Choice method. Final bidder can make choice of tracts. If final bidder does not take both tracts, then the remaining tract will be sold.

TERMS: Auction subject to Sellers confirmation of final bid and has the right to reject any and all bids. Auction is not subject to financing. Seller will provide title insurance for amount of purchase price. 2023 taxes will be paid by Seller. 10% non-refundable down payment upon signing of formal contract immediately following auction. Possession at closing, which will be on or before January 12, 2024. Auctioneer is Agent of Seller. All information provided believed to be accurate. Buyers should use due diligence in making decisions.

BETTY BRINEGAR ESTATE, SELLER
Jared Trigg, Attorney, Acton & Snyder 217-442-0350

Auction conducted by:



AUCTION & REALTY

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



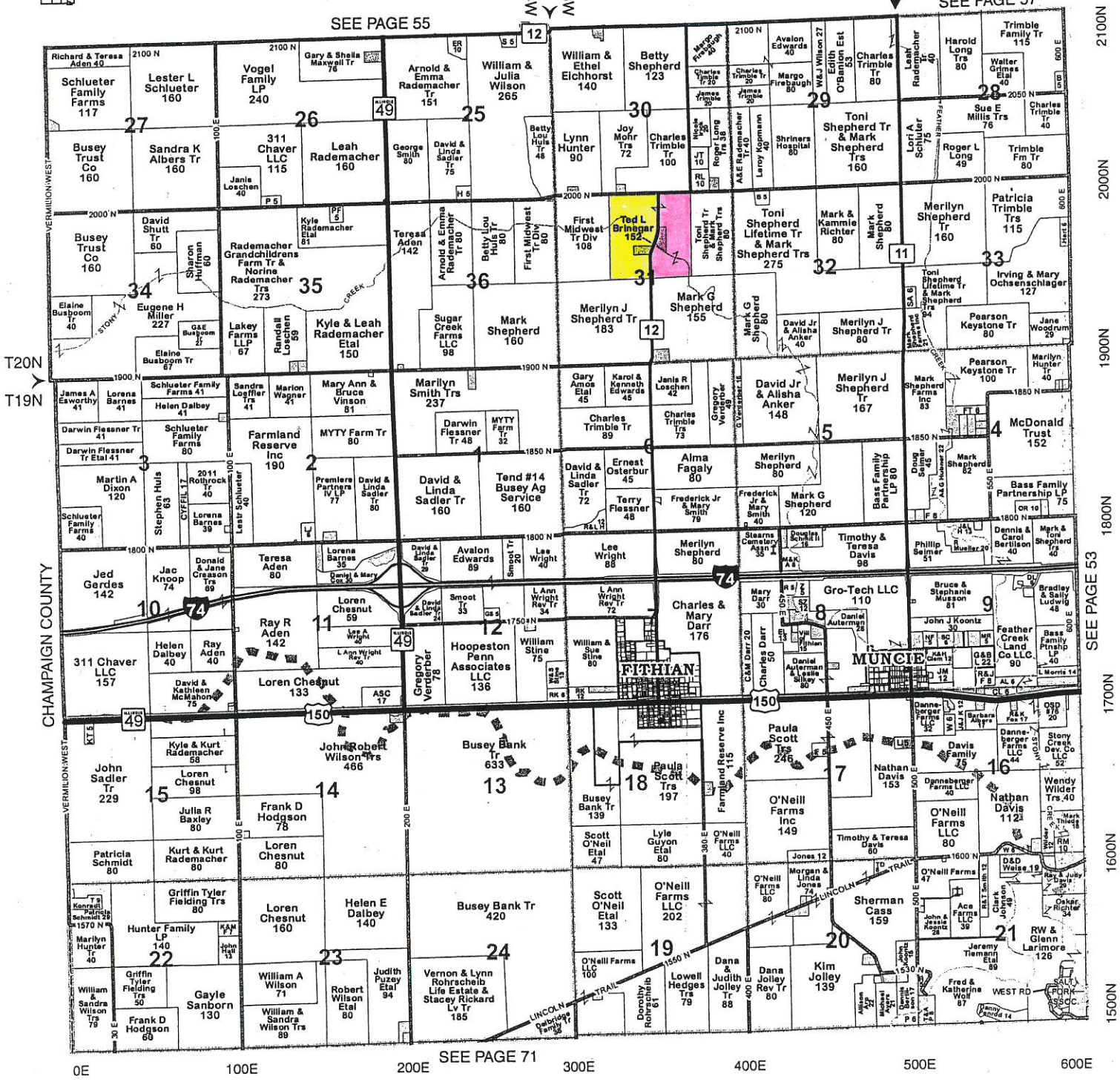
Oakwood (W)

Townships 19N & 20N - Ranges 13W & 14W

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TRACT 1

TRACT 2

SEE PAGE 71

2100N
2000N
1900N
1800N
1700N
1600N
1500N

0E 100E 200E 300E 400E 500E 600E

TRACT 1

Aerial Map



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Boundary Center: 40° 9' 13.71, -87° 52' 31.45



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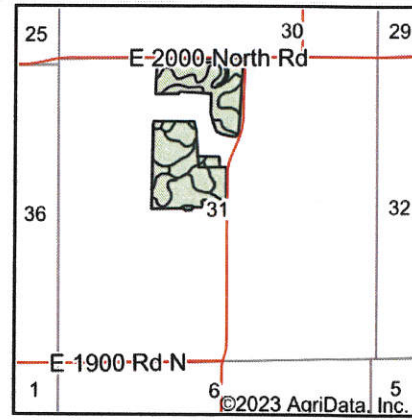
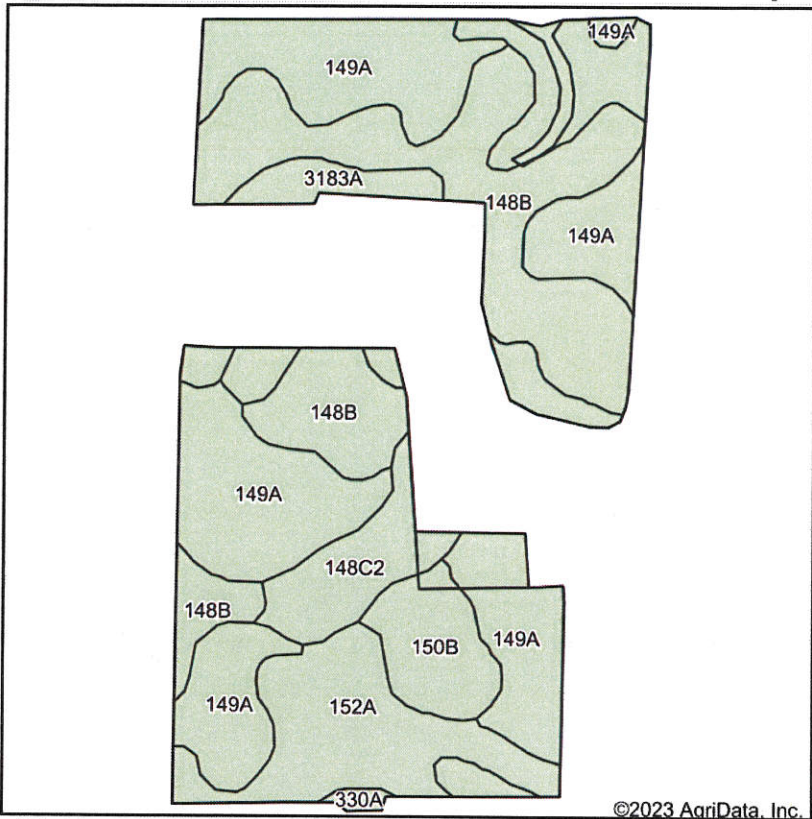
31-20N-13W
Vermilion County
Illinois

11/17/2023

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

TRACT 1

Soils Map



State: **Illinois**
 County: **Vermilion**
 Location: **31-20N-13W**
 Township: **Oakwood**
 Acres: **68.31**
 Date: **11/17/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL183, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	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
149A	Brenton silt loam, 0 to 2 percent slopes	24.92	36.5%	195	60	74	105	0	0.00	5.60	141
**148B	Proctor silt loam, 2 to 5 percent slopes	18.75	27.4%	**181	**57	**69	**97	0	**6.27	0.00	**132
**152A	Drummer silty clay loam, 0 to 2 percent slopes	12.20	17.9%	**195	**63	**73	**100	0	0.00	**5.60	**144
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	4.98	7.3%	**172	**54	**65	**92	0	**5.95	0.00	**126
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	3.77	5.5%	**148	**48	**61	**77	0	**4.09	0.00	**110
**3183A	Shaffton loam, 0 to 2 percent slopes, frequently flooded	3.39	5.0%	**155	**51	**60	**80	0	0.00	**5.10	**116
**330A	Peotone silty clay loam, 0 to 2 percent slopes	0.30	0.4%	**164	**55	**61	**78	0	0.00	**5.00	**123
Weighted Average				184.8	58.1	70.3	98.1	*-	2.4	3.3	134.9

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: [2023 Illinois Soil Productivity and Yield Indices](https://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/efotg/)

** Base indexes from Bulletin 811 adjusted for slope and erosion according to the IL Soils EFOTG

^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.

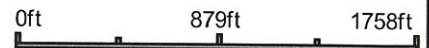
TRACT 2

Aerial Map



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Boundary Center: 40° 9' 13.89, -87° 52' 15.64



Maps Provided By:



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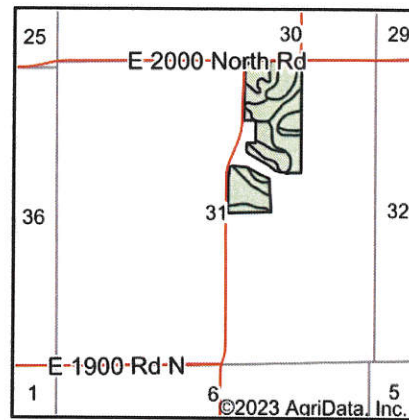
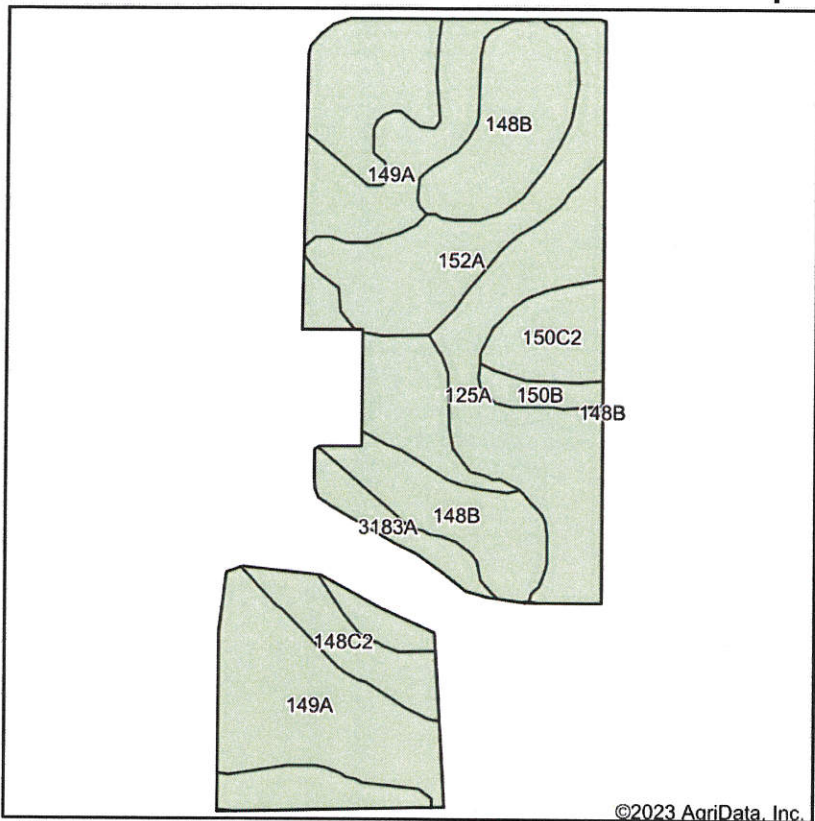
31-20N-13W
Vermilion County
Illinois

11/17/2023

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

TRACT 2

Soils Map



State: **Illinois**
 County: **Vermilion**
 Location: **31-20N-13W**
 Township: **Oakwood**
 Acres: **54.23**
 Date: **11/17/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL183, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	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
149A	Brenton silt loam, 0 to 2 percent slopes	15.51	28.6%	195	60	74	105	0	0.00	5.60	141
**152A	Drummer silty clay loam, 0 to 2 percent slopes	12.45	23.0%	**195	**63	**73	**100	0	0.00	**5.60	**144
**148B	Proctor silt loam, 2 to 5 percent slopes	9.01	16.6%	**181	**57	**69	**97	0	**6.27	0.00	**132
**125A	Selma loam, 0 to 2 percent slopes	8.73	16.1%	**176	**57	**70	**90	**1	**1.10	**6.40	**129
**150C2	Onarga fine sandy loam, 5 to 10 percent slopes, eroded	2.58	4.8%	**139	**45	**57	**72	0	**3.84	0.00	**103
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	2.56	4.7%	**172	**54	**65	**92	0	**5.95	0.00	**126
**3183A	Shaffton loam, 0 to 2 percent slopes, frequently flooded	2.50	4.6%	**155	**51	**60	**80	0	0.00	**5.10	**116
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	0.89	1.6%	**148	**48	**61	**77	0	**4.09	0.00	**110
Weighted Average				183.3	58.1	70.2	96.3	0.2	1.7	4.2	134.1

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

Maps Provided By:



Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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