

**240.74 ACRES + or – 3 TRACTS
PRIME CHAMPAIGN COUNTY, IL FARMLAND
LAND AUCTION
THURSDAY, JANUARY 09, 2025
10:00 A.M. CDT**

AUCTION LOCATION:

JIM CLINGAN AUCTION CENTER
1707 N CR 2200 E. Rd.
St. Joseph, IL 61873
(1/2 mile North of I-74, Exit 192)

TRACT 1: 80 acres, 1 mile North of Ogden, IL on CR 2700 E Rd. South ½ of S5T19NR14W;

TRACT 2: 120.74 acres, 1 ½ miles North of Ogden, IL on CR 2700 E to 1800 N, then ½ mile East, North ½ of NE ¼ and SW ¼ of NE ¼ S4T19NR14W;

TRACT 3: 39.99 acres, 2 ½ miles North of Ogden, IL on CR 2700 E Rd. to CR 1900 N Rd., then ¾ mile West. SW ¼, SW ¼ S29T20NR14W
ALL IN **Champaign County, IL.**

2023 PROPERTY TAXES PAYABLE 2024: TR 1 = \$4,681.54; TR 2 = \$9,172.44; TR 3 = \$1,545.12

OPEN TENANCY 2025; P.I. - TR 1 - 143.6; TR 2 - 143.1; TR 3 - 129.1

TERMS, CONDITIONS: 10% down day of Auction (non-refundable) balance at closing on, or before FEBRUARY 10, 2025. Buyers must have financing arranged prior to Auction day. NOT SOLD subject to financing. Real Estate sold subject to Sellers confirmation of final bid. Seller will give credit for 2024 property taxes payable in 2025. Possession at closing. Auctioneers are exclusive agents to Sellers. Announcements sale day take precedence over all printed material.

ROYAL FAMILY FARMS, LLC

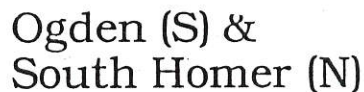
WILLIAM R. SCOTT, Attorney for Sellers
217-893-1401

**JIM
CLINGAN**

AUCTION & REALTY

217.469.2500 www.jimclingan.com

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



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TRACT 2

VERMILION COUNTY



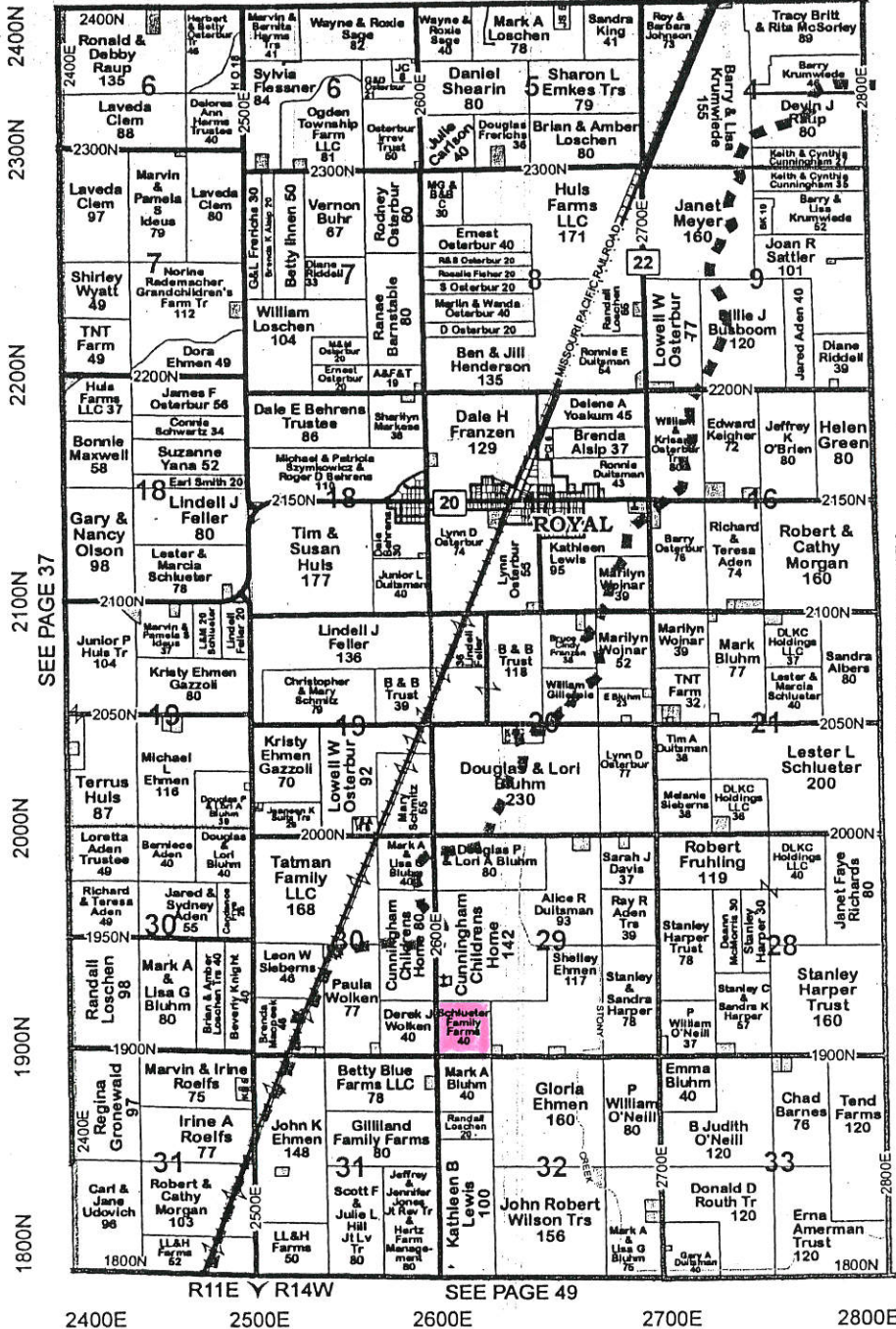
Ogden (N)

Township 20N - Ranges 11E & 14W

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SEE
PAGE 27

SEE PAGE 29



TRACT 1

Aerial Map



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Maps Provided By:



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

Boundary Center: 40° 8' 10.38, -87° 57' 50.32

5-19N-14W
Champaign County
Illinois

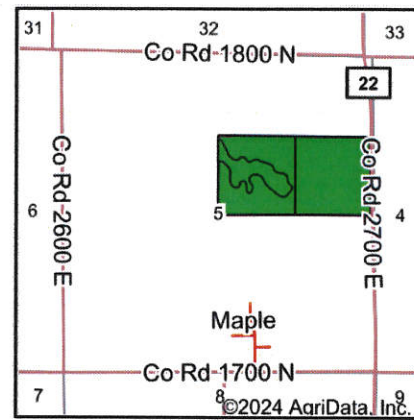
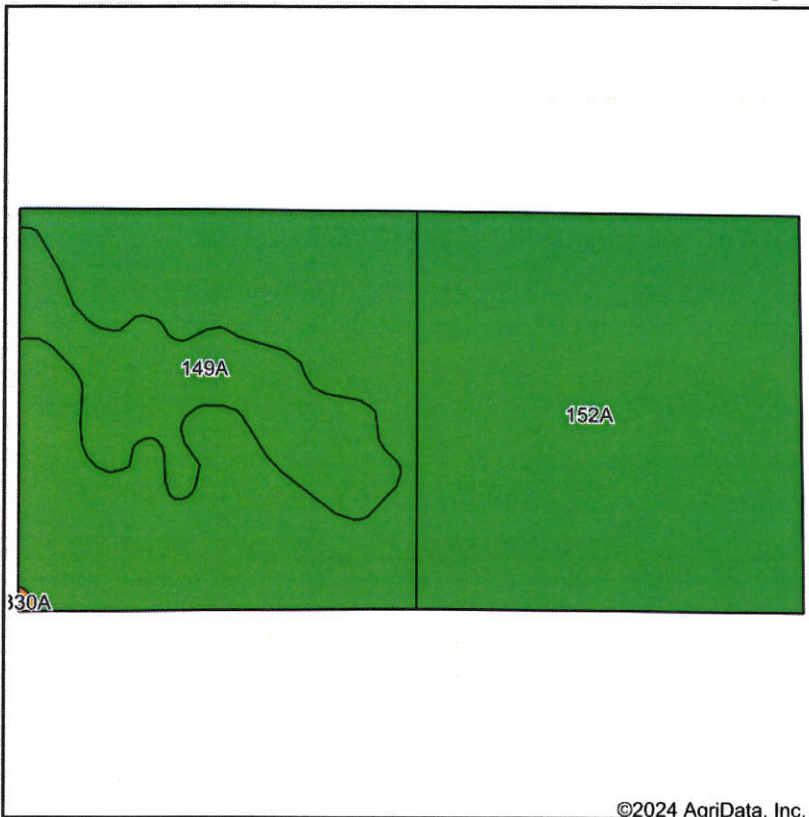
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12/9/2024

TRACT 1

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **5-19N-14W**
 Township: **Ogden**
 Acres: **79.31**
 Date: **12/9/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL019, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum <i>c</i> Bu/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**152A	Drummer silty clay loam, 0 to 2 percent slopes	68.86	86.8%		FAV	**195	**63	**73	**100	0	**5.60	**144	74
149A	Brenton silt loam, 0 to 2 percent slopes	10.36	13.1%		FAV	195	60	74	105	0	5.60	141	81
**330A	Peotone silty clay loam, 0 to 2 percent slopes	0.09	0.1%		FAV	**164	**55	**61	**78	0	**5.00	**123	43
Weighted Average						195	62.6	73.1	100.6	*-	5.6	143.6	*n 74.9

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://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture 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".

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

*n: The aggregation method is "Weighted Average using all components"

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

TRACT 2

Aerial Map



Maps Provided By:



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

Boundary Center: 40° 8' 17.36, -87° 56' 42.73

4-19N-14W
Champaign County
Illinois

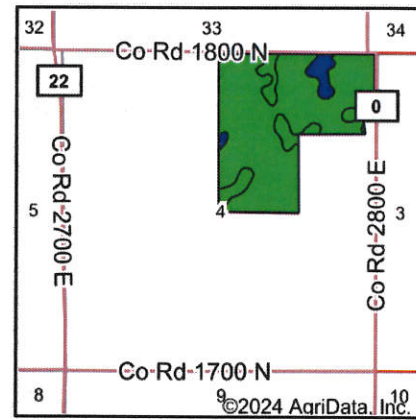
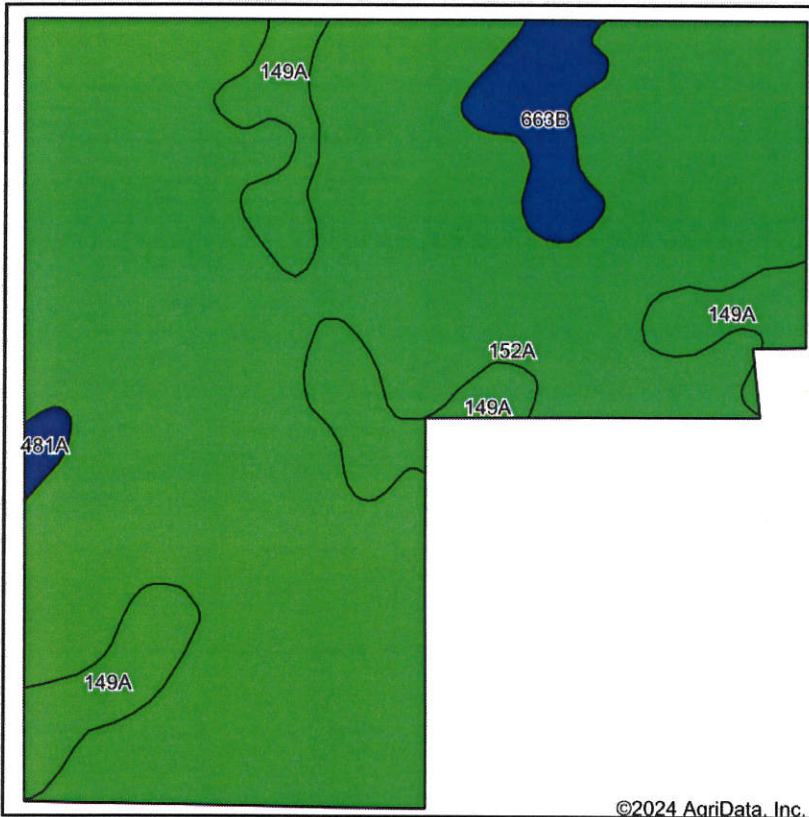
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12/9/2024

TRACT 2

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **4-19N-14W**
 Township: **Ogden**
 Acres: **119.96**
 Date: **12/9/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL019, SoilArea Version: 19

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**152A	Drummer silty clay loam, 0 to 2 percent slopes	99.73	83.1%		FAV	**195	**63	**73	**100	0	**5.60	**144	74
149A	Brenton silt loam, 0 to 2 percent slopes	14.74	12.3%		FAV	195	60	74	105	0	5.60	141	81
**663B	Clare silt loam, 2 to 5 percent slopes	4.76	4.0%		FAV	**180	**56	**69	**96	0	**6.30	**133	79
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	0.73	0.6%		FAV	183	58	73	102	0	5.60	134	80
Weighted Average						194.3	62.3	73	100.5	*-	5.6	143.1	*n 75.1

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

TRACT 3

Aerial Map



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Maps Provided By:



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

Boundary Center: 40° 9' 30.01, -87° 58' 35.95

29-20N-14W
Champaign County
Illinois

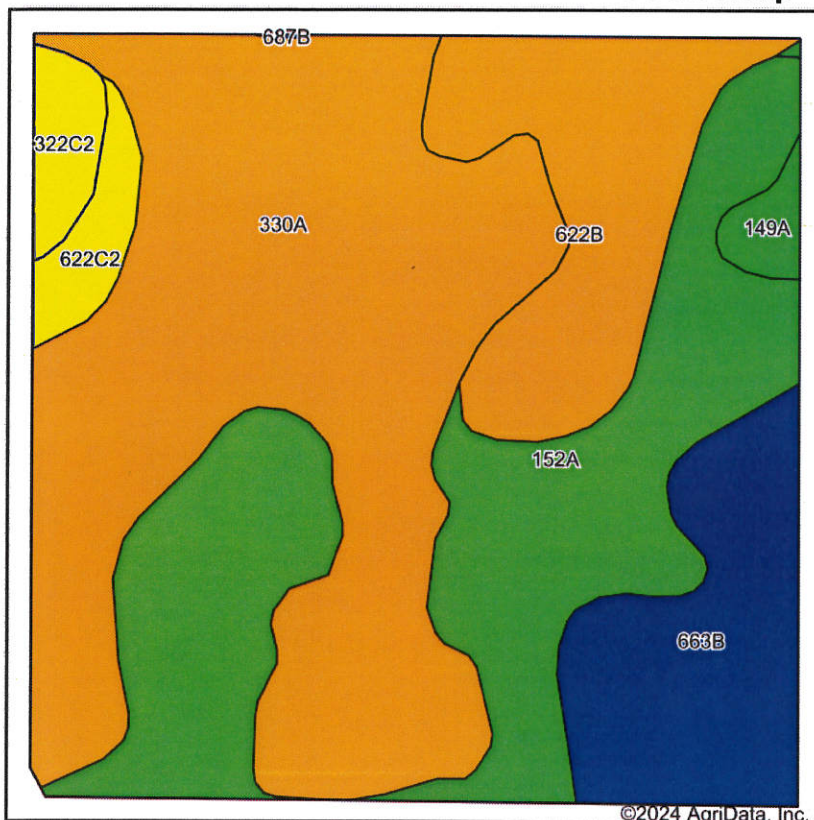
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12/9/2024

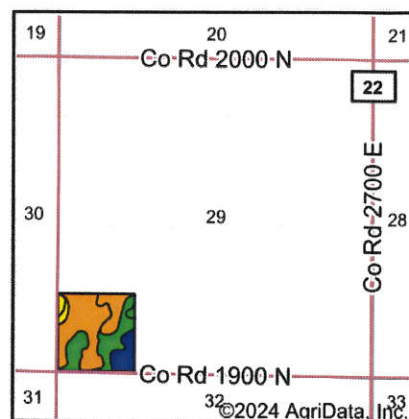
TRACT 3

Soils Map



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Soils data provided by USDA and NRCS.



State: Illinois

County: Champaign

Location: 29-20N-14W

Township: Ogden

Acres: 38.1

Date: 12/9/2024



Maps Provided By:



Area Symbol: IL019, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass- legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**330A	Peotone silty clay loam, 0 to 2 percent slopes	16.05	42.2%		FAV	**164	**55	**61	**78	0	**5.00	**123	43
**152A	Drummer silty clay loam, 0 to 2 percent slopes	10.71	28.1%		FAV	**195	**63	**73	**100	0	**5.60	**144	74
**622B	Wyanet silt loam, 2 to 5 percent slopes	4.76	12.5%		FAV	**158	**52	**64	**77	0	**5.20	**118	69
**663B	Clare silt loam, 2 to 5 percent slopes	4.49	11.8%		FAV	**180	**56	**69	**96	0	**6.30	**133	79
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	0.85	2.2%		FAV	**150	**49	**60	**73	0	**4.90	**112	55

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

Maps Provided By:



TRACT 3 cont.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	0.77	2.0%		FAV	**149	**47	**59	**76	0	**4.20	**108	58
149A	Brenton silt loam, 0 to 2 percent slopes	0.47	1.2%		FAV	195	60	74	105	0	5.60	141	81
Weighted Average						173.6	56.8	65.8	86.4	*-	5.3	129.1	*n 60.2

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://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture 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".

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

*n: The aggregation method is "Weighted Average using all components"