

**2 TRACTS * 50.7 ACRES
LAND AUCTION
WEDNESDAY, JANUARY 8, 2026
10:00 A.M.**

AUCTION LOCATION: **JIM CLINGAN AUCTION CENTER
1707 N 2200 E, ST. JOSEPH, IL**

LAND LOCATION: **TRACT 1: 23.41 Surveyed Acres – P.I. 131.2
TRACT 2: 27.29 Surveyed Acres – P.I. 126.9**

Both Tracts part of Section 13, Township 19 N, R10E, Champaign County, IL and located East of St. Joseph, IL just South of the Glover overhead Bridge on both sides of the Railroad.

TERMS: OPEN FARM TANANCY for 2026. 10% Down day of Auction is non-refundable upon signing of formal contract. Balance paid at closing on, or before February 9, 2026. Seller will pay 2025 property taxes payable in 2026. Possession at closing. Final sale subject to Sellers confirmation and acceptance of final bid. Announcements sale day take precedence over all previously printed material. Auctioneer is exclusive agent of Sellers.

More info: www.jimclingan.com

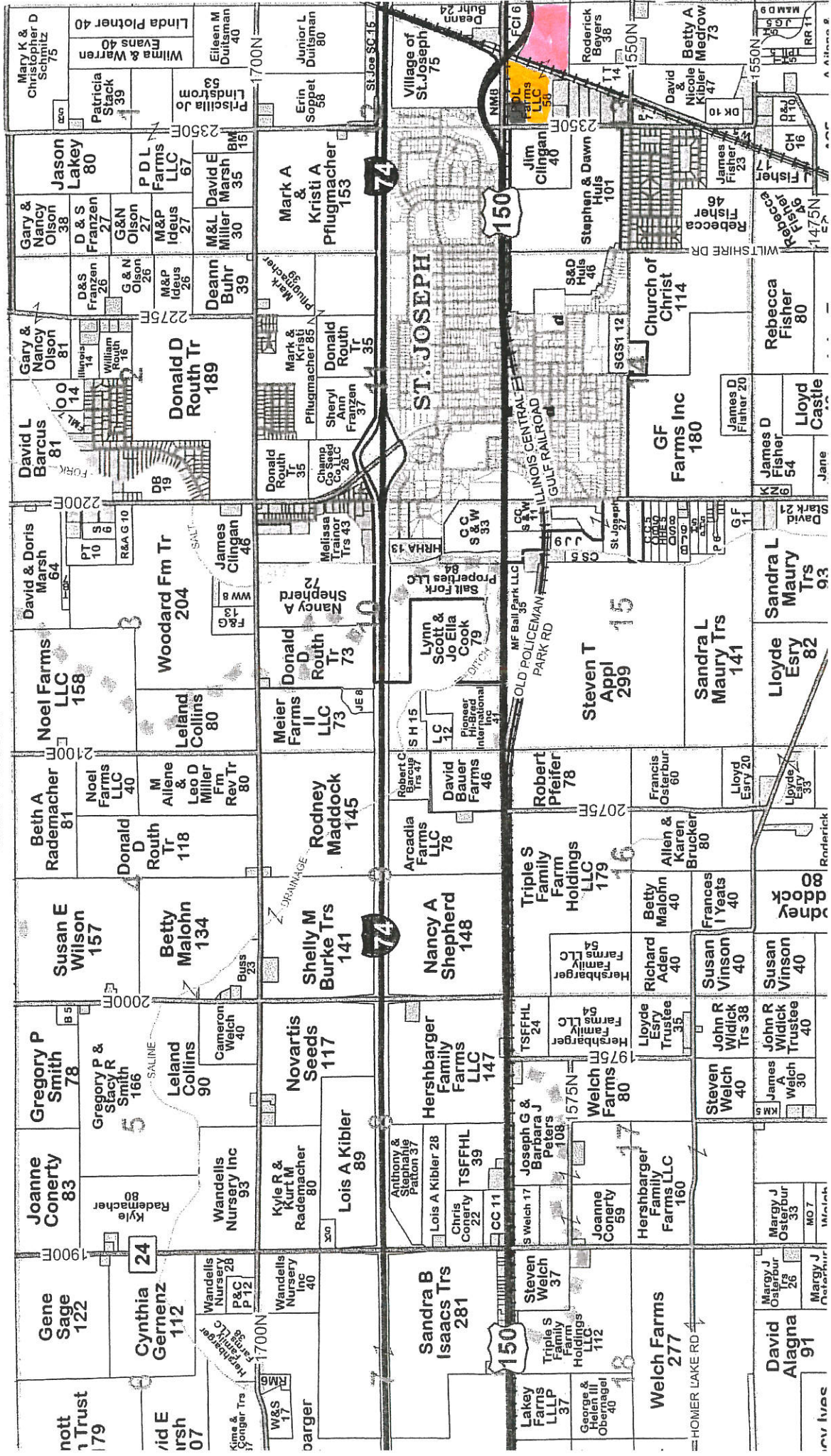
**OWNER:
P.D.L. FARMS, LLC**



**AUCTION & REALTY
217.469.2500 www.jimclingan.com
P.O. Box 1047, ST. JOSEPH, IL 61873**

Township 19N - Range 10E

TRACT 2





Maps Provided By:



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Boundary Center: 40° 6' 39.91, -88° 0' 59.23

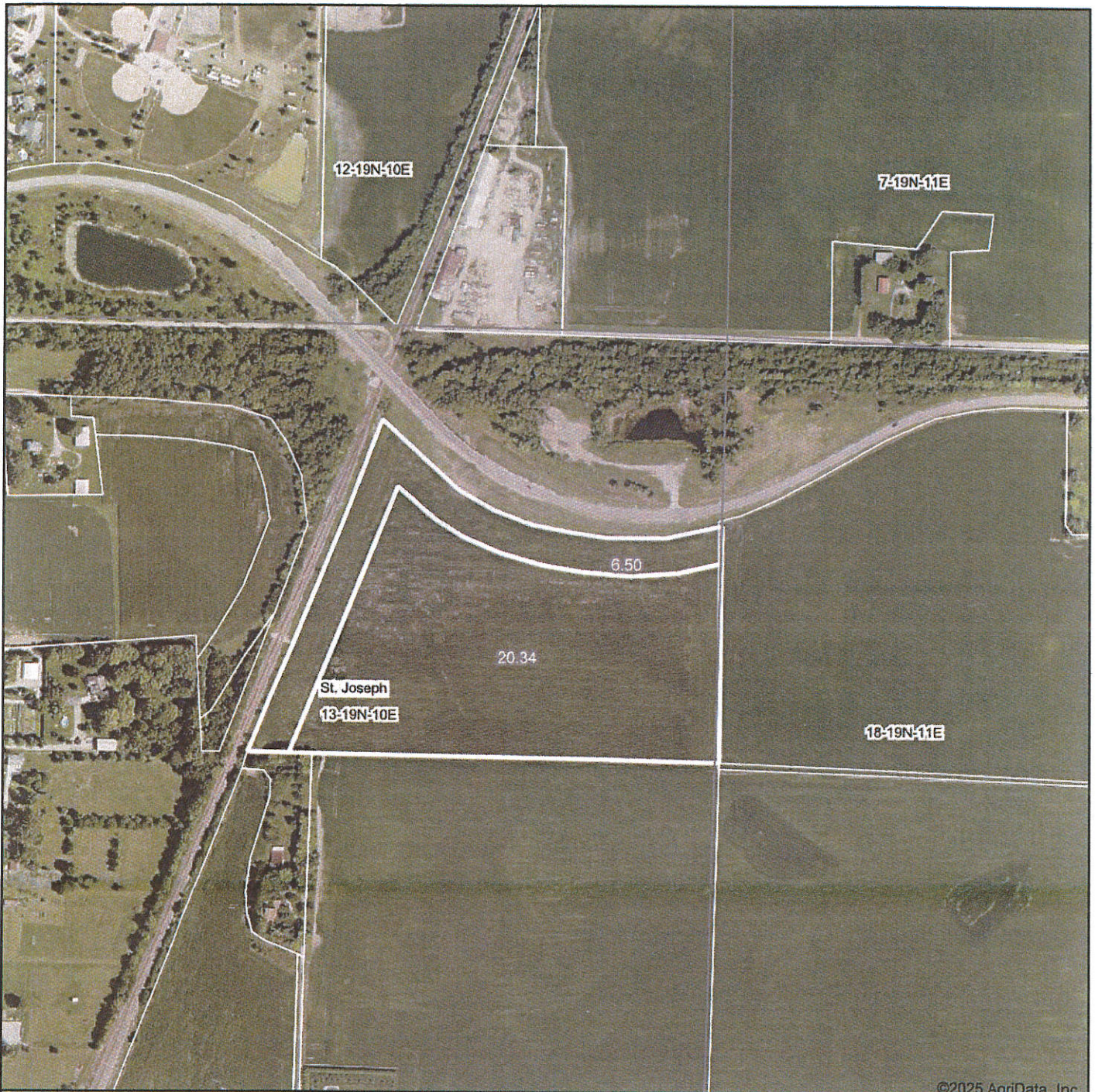
13-19N-10E
Champaign County
Illinois

0ft 307ft 615ft



11/18/2025

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



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Maps Provided By:



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Boundary Center: 40° 6' 38.87, -88° 0' 44.3

13-19N-10E
Champaign County
Illinois

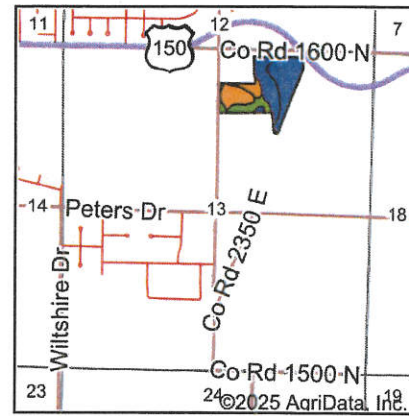
0ft 515ft 1030ft



12/19/2025

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

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **13-19N-10E**
 Township: **St. Joseph**
 Acres: **23.42**
 Date: **11/18/2025**



Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: IL019, Soil Area Version: 20

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 hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**153A	Pella silty clay loam, 0 to 2 percent slopes	8.61	36.7%		FAV	**183	**60	**70	**92	0	**5.00	**136	79
**125A	Selma loam, 0 to 2 percent slopes	5.85	25.0%		FAV	**176	**57	**70	**90	**1	**8.00	**129	77
**330A	Peotone silty clay loam, 0 to 2 percent slopes	3.81	16.3%		FAV	**164	**55	**61	**78	0	**5.00	**123	43
154A	Flanagan silt loam, 0 to 2 percent slopes	2.66	11.4%		FAV	194	63	77	102	0	6.00	144	76
236A	Sabina silt loam, 0 to 2 percent slopes	1.58	6.7%		FAV	168	52	65	87	0	5.00	122	68
**152A	Drummer silty clay loam, 0 to 2 percent slopes	0.56	2.4%		FAV	**195	**63	**73	**100	0	**6.00	**144	74

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

TRACT 1 cont.

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
**171B	Catlin silt loam, 2 to 5 percent slopes	0.35	1.5%		FAV	**185	**58	**72	**98	0	**7.00	**137	72
Weighted Average						178.7	58.3	69.1	90.3	0.2	5.9	132.3	*n 71.3

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".

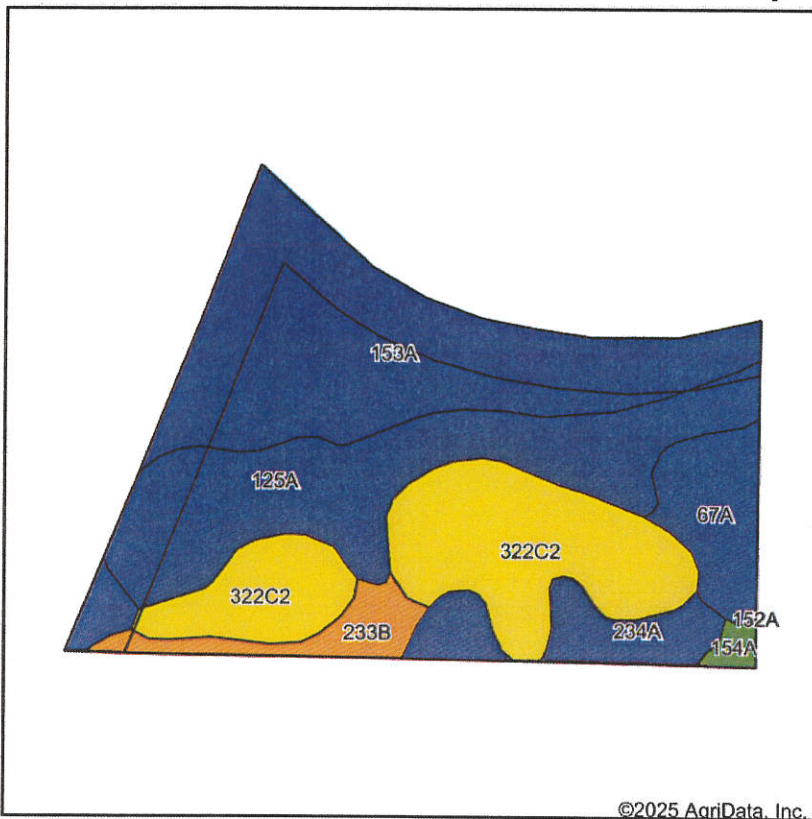
c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

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

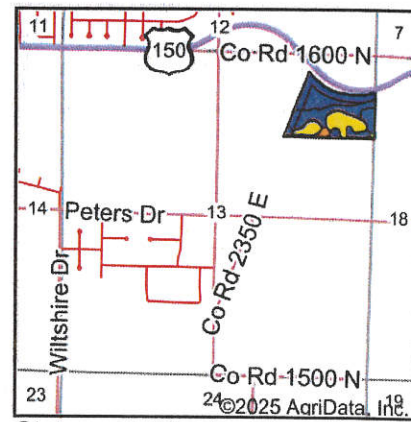
*n: The aggregation method is "Weighted Average using all components"

TRACT 2

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Champaign**
 Location: **13-19N-10E**
 Township: **St. Joseph**
 Acres: **26.84**
 Date: **12/19/2025**



Maps Provided By:



Area Symbol: IL019, Soil Area Version: 20

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
**153A	Pella silty clay loam, 0 to 2 percent slopes	9.03	33.6%		FAV	**183	**60	**70	**92	0	**5.00	**136	79
**125A	Selma loam, 0 to 2 percent slopes	6.64	24.7%		FAV	**178	**58	**71	**91	**1	**8.00	**130	77
**322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	6.25	23.3%		FAV	**149	**47	**59	**76	0	**4.00	**108	58
**67A	Harpster silty clay loam, 0 to 2 percent slopes	1.83	6.8%		FAV	**182	**57	**68	**89	0	**5.00	**133	79
234A	Sunbury silt loam, 0 to 2 percent slopes	1.76	6.6%		FAV	179	57	70	93	0	6.00	131	74
**233B	Birkbeck silt loam, 2 to 5 percent slopes	1.10	4.1%		FAV	**165	**51	**65	**87	0	**5.00	**121	67

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

TRACT 2 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
154A	Flanagan silt loam, 0 to 2 percent slopes	0.23	0.9%		FAV	194	63	77	102	0	6.00	144	76
Weighted Average						172.9	55.7	67.4	87.8	0.2	5.6	126.9	*n 72.8

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Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

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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".

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"