

LAND AUCTION



ABSOLUTE AUCTION

81.17 AC± | 1 TRACT | CHAMPAIGN CO, IL

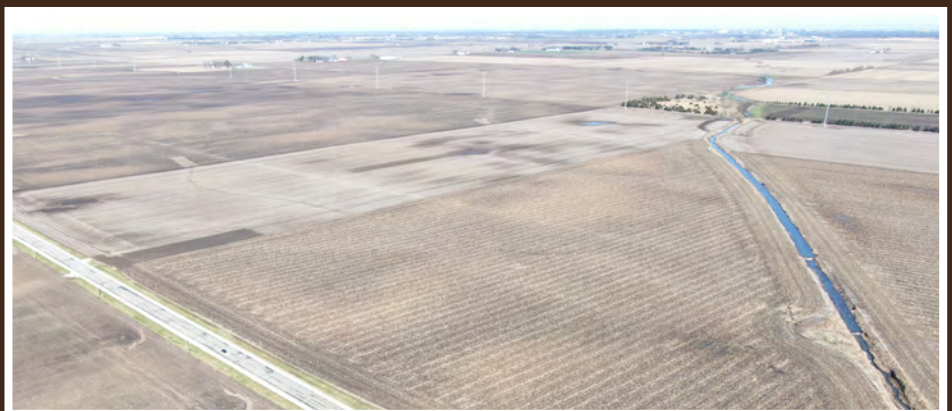
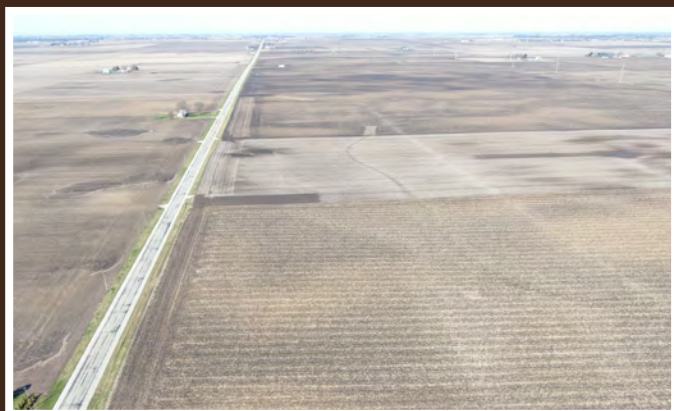
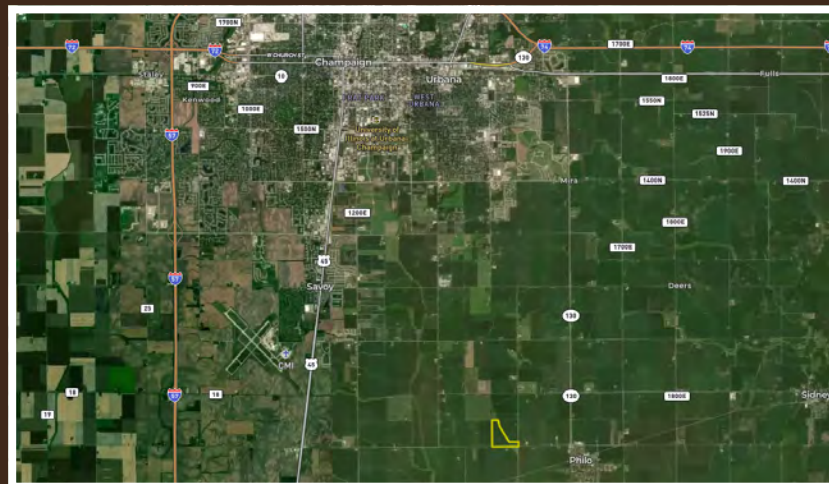
ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/9/22 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: I HOTEL & CONFERENCE CENTER
1900 S 1ST STREET | CHAMPAIGN, IL 61820**

This farm consists of 81.17 +/- acres with approximately 78.64 of those acres being Class A tillable. The average PI is 143 with the majority of the soil being Drummer silty clay loam, Flanagan silt loam, and Catlin silt loam. Located in Sec 16 T18N R9E Philo Twp and adjoins County Rd 900N. There is good paved road frontage on the south end. The buyer will receive 50% of the 2022 cash rent. Open tenancy for 2023.



TRACT 1: 81.17 +/- ACRES

Tract #: 1

Deeded acres: 81.17 +/- acres

FSA Farmland Acres: 78.64 acres

DCP Cropland Acres: 78.64 acres

Soil Types: Drummer Silty clay loam, Flanagan silt loam, Catlin silt loam

Soil PI/NCCPI/CSR2: 143

Base acres and Yield: Corn 39.10 base acres/PLC yield 163, Soybeans 39.0 Base Acres/PLC yield 49

CRP Acres/payment: no CRP

Taxes: \$3,336.28

Lease Status: Leased for 2022, buyer to receive 1/2 2022 rent, open tenancy 2023

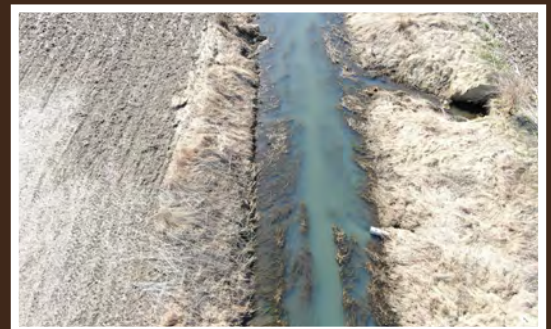
Possession: Immediate possession subject to 2022 tenant agreement

Survey needed?: No survey needed

Brief Legal: Sec 16 Twp 18N Rng 9E Philo Twp

PIDs: 19-27-16-400-002

Lat/Lon: 40.0142 / -88.1877



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
ADAM CRUMRIN, AGENT: 217.276.2334 | adam.crumrin@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | Debbie S. Laux, Illinois Broker, License # 471.018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Adam Crumrin, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 217.276.2334 | Cody Lowderman, IL Auctioneer, 441.001255