

FARM & HUNTING LAND AUCTION

Open Tenancy
For 2015

193.23 ACRES

Excellent
CRP Income

CLAY COUNTY, IL

Thursday, March 26, 2015 7:00 PM

Excellent income with superb recreational opportunities & secluded building sites

Location of Auction: Flora Kiwanis Club—607 W. North Ave., Flora, IL (WATCH FOR SIGNS)

Location of Land: Tracts 1 & 2 - 2mi E. of the intersection of Hwy. 45 & Sailor Springs Rd. in Louisville then 1/4mi S. on a gravel lane. Tract 4 - 3.5mi. N. of Louisville on Hwy. 45 to Iola Ln. then 2.5mi. W. to Lobster Dr. then 1/4mi. south, All acreage is 20-25mi. South of Effingham, IL (WATCH FOR SIGNS)

TRACT 1 45.97 acres more or less being part of the S 1/2 of the fractional SW 1/4 of Sec. 19, T4N, R7E of the 3rd P.M., Clay Co., IL

This acreage has approximately 1/4 mile road frontage on its western border and is a very productive tract of farmland that lies level to slightly rolling with a gradual west to east grade. Tract 1 contains 41.92 FSA measured tillable acres currently in row crop production (91%) with open tenancy for the 2015 farming season. The balance of the property is a waterway in the northeast portion of the property. The weighted crop productivity index of this tract is 94.1. Soil types are **Bluford, Blair, Ava, Wynoose, Creal, and Birds Silt Loam.**

TRACT 2 44.04 acres more or less being part of the N. part of the fractional NW 1/4 of Sec. 30, T4N, R7E of the 3rd P.M., Clay Co., IL

This acreage has county road frontage along its western border and is a quality tract of combination wooded acreage and CRP. Tract 2 contains 15.53 acres currently enrolled in CRP with annual payments of \$2,744. This contract began 10/1/14 and will expire 9/30/24. Tract 2 contains an additional 21.9 acres currently enrolled in CRP with annual payments of \$1,730. This contract began 10/1/05 and will expire 9/30/15. The total current yearly CRP payments for this tract are \$4,474. The balance of the property is in hardwood timber. Soil types are **Birds, Blair, Ava, Hickory, Petrolia, and Bluford Silt Loam.** This is a very diverse property with excellent hunting, investment, recreation, and home site opportunities.

TRACT 3 Combination of Tracts 1 and 2

Both tracts combined have 79.35 income producing acres (88%) and would make a very attractive and diverse farm.

TRACT 4 103.22 acres more or less being part of Sec. 4 and Sec. 5, T4N, R6E of the 3rd P.M., Clay Co., IL.

This acreage has a recorded easement access to its northwest corner and is a very secluded tract of land with excellent income. Tract 4 contains 83.10 acres currently enrolled in CRP with annual payments of \$10,184. This contract began 10/1/04 and will expire 9/30/19. Tract 4 contains an additional 2.10 acres currently enrolled in CRP with annual payments of \$404. This contract began 10/1/14 and will expire 9/30/29. The total current yearly CRP payments for this tract are \$10,588. The balance of the property is in hardwood timber mostly along the southern and eastern borders of the property which are adjacent to the Little Wabash River. Soil types are Wakeland, Birds, Wirt, Petrolia, Racoon, Bluford, Creal, and Blair Silt Loam. This is an outstanding recreational tract with a very solid return on your investment.

TERMS ON REAL ESTATE: 15% of the purchase price placed down day of sale and the balance due within 30 days. Possession at closing. Sellers guarantee good and merchantable title. Real estate taxes will be pro-rated to the date of closing. Buyers will assume all current CRP contracts. CRP payments will be pro-rated to the date of closing. **Sellers retain no mineral rights subject to any prior reservations.** Sellers and Buyer(s) will enter into a Sales Contract day of sale. All announcements day of sale take precedence over any previously printed materials or advertisements. **No Buyers Premium**



OWNERS: Blake Farms Illinois LLC

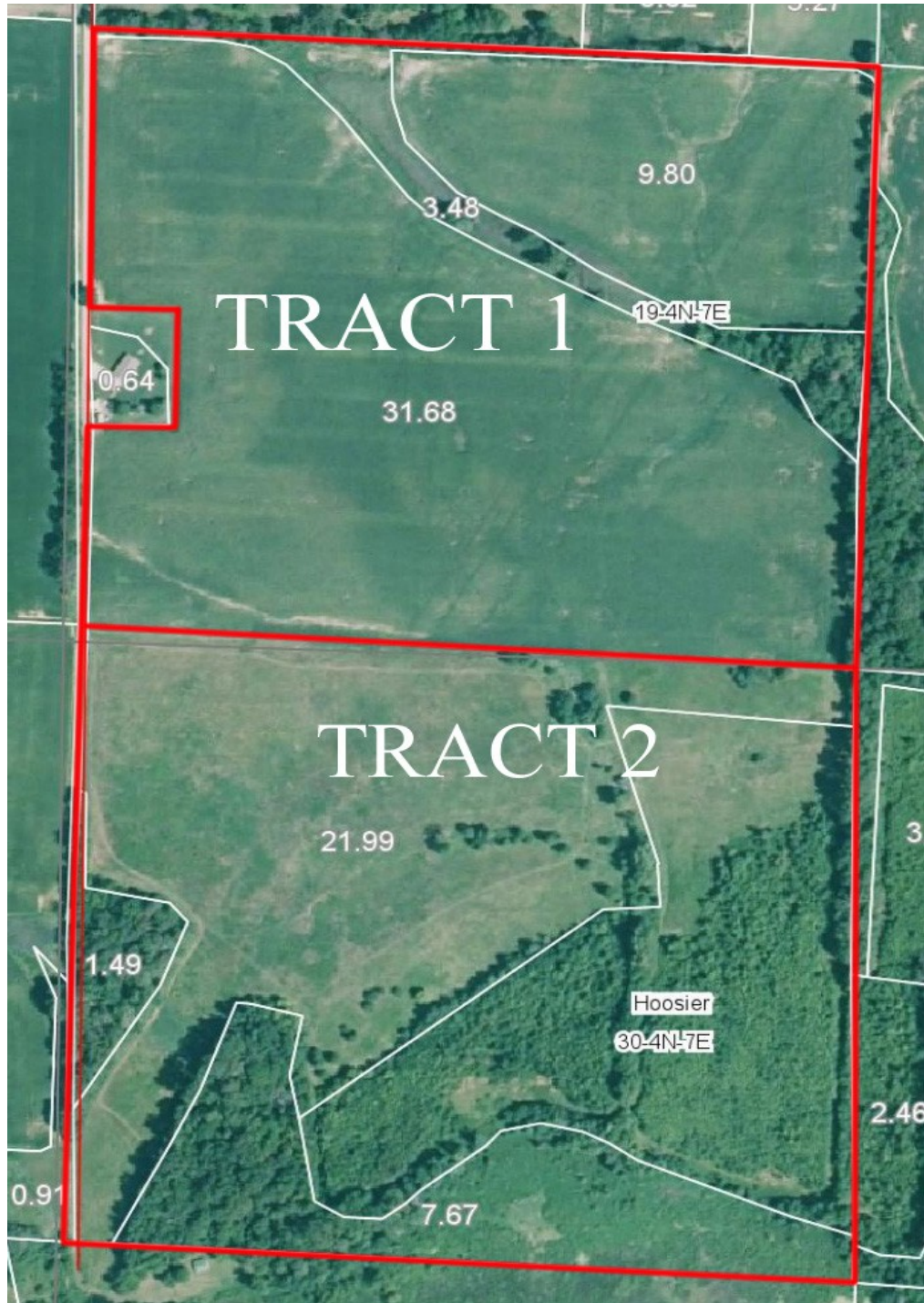
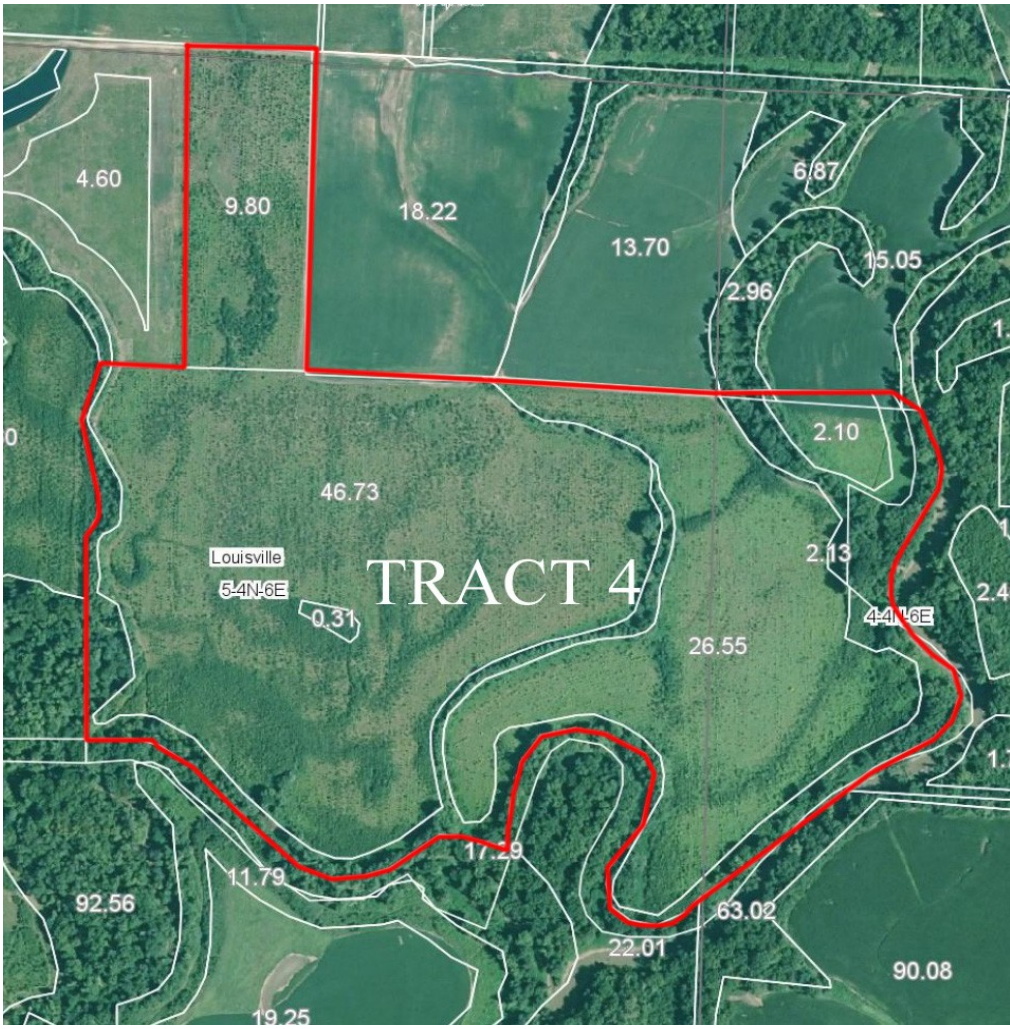
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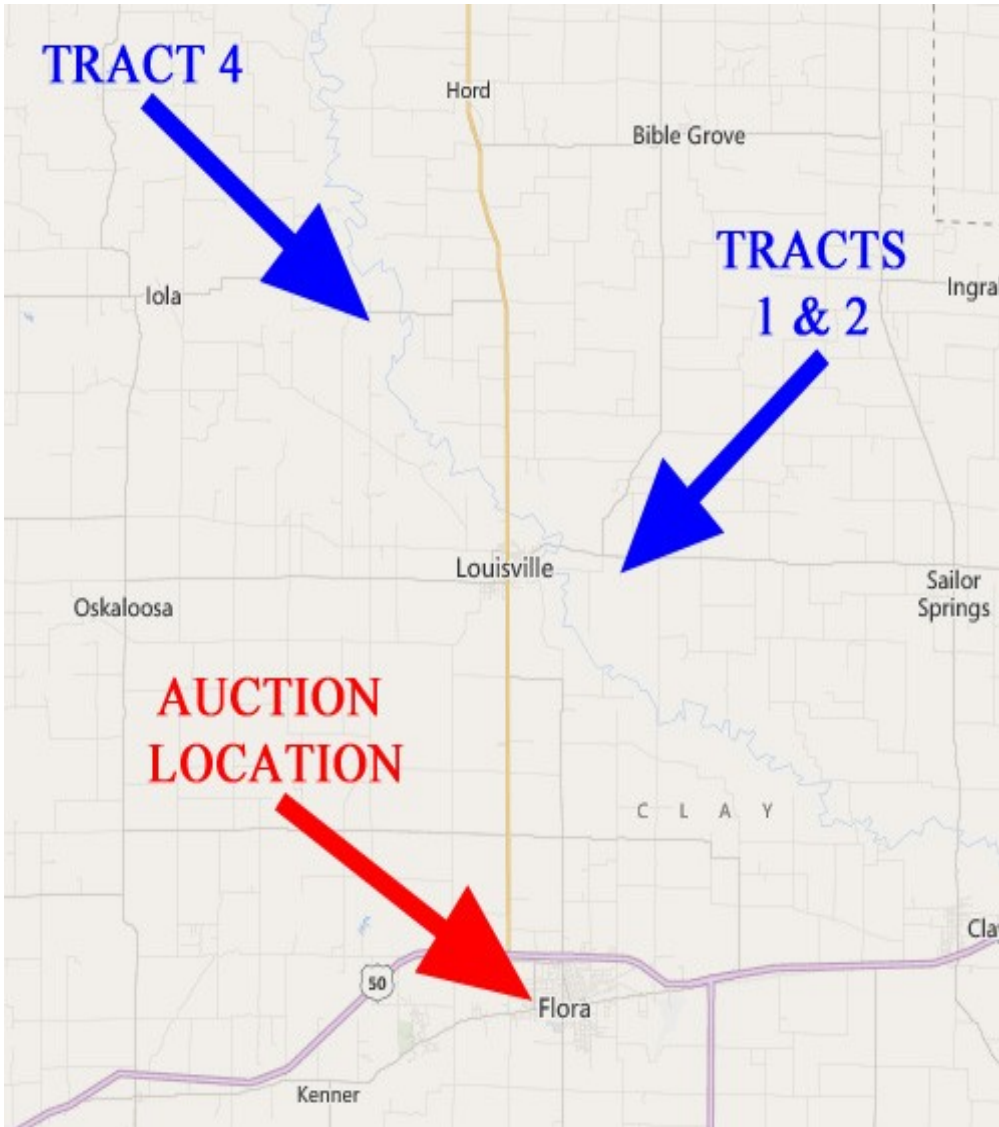
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