

RANCH & FARM AUCTIONS LLC

INTRODUCTION

FORD CO, IL 69.23 +/- ACRES

AUCTION DETAILS

- DATE/TIME: 11/23/21 AT 5:30 PM
- AUCTION TYPE: LIVE AND ONLINE
- AUCTION LOCATION: AMERICAN LEGION
203 N SANGAMON AVR
GIBSON CITY, IL 60936

PROPERTY DETAILS

- TOTAL ACRES: 69.23+/- ACRES OFFERED IN 1 TRACT
- DETAILS: 60.72 ACRES TILLABLE AND 6.49 ACRES IN CRP
- SELLER: FORD/YENTES



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ENTIRE FARM DESCRIPTION

For the first time in over 60 years, the Yentes Family Farm, located SW of Sibley, Illinois will be offered to the public thru a live and online auction. The farm is made up of roughly 62.4+/- tillable acres with an average Soil PI of 134.2. There are some tile improvements on the farm. There are also 3 CRP contracts, the first is a CP21 planting of 4.4 acres paying \$998 annually through 2022. The second, a CP33, 1.5 acres paying \$342 through 2023. The last planting is CP43, .59 acres paying \$120 through 2030. The majority of the farm's soil types are Milford silty clay loam, Brenton silt loam, and Drummer silty clay loam.

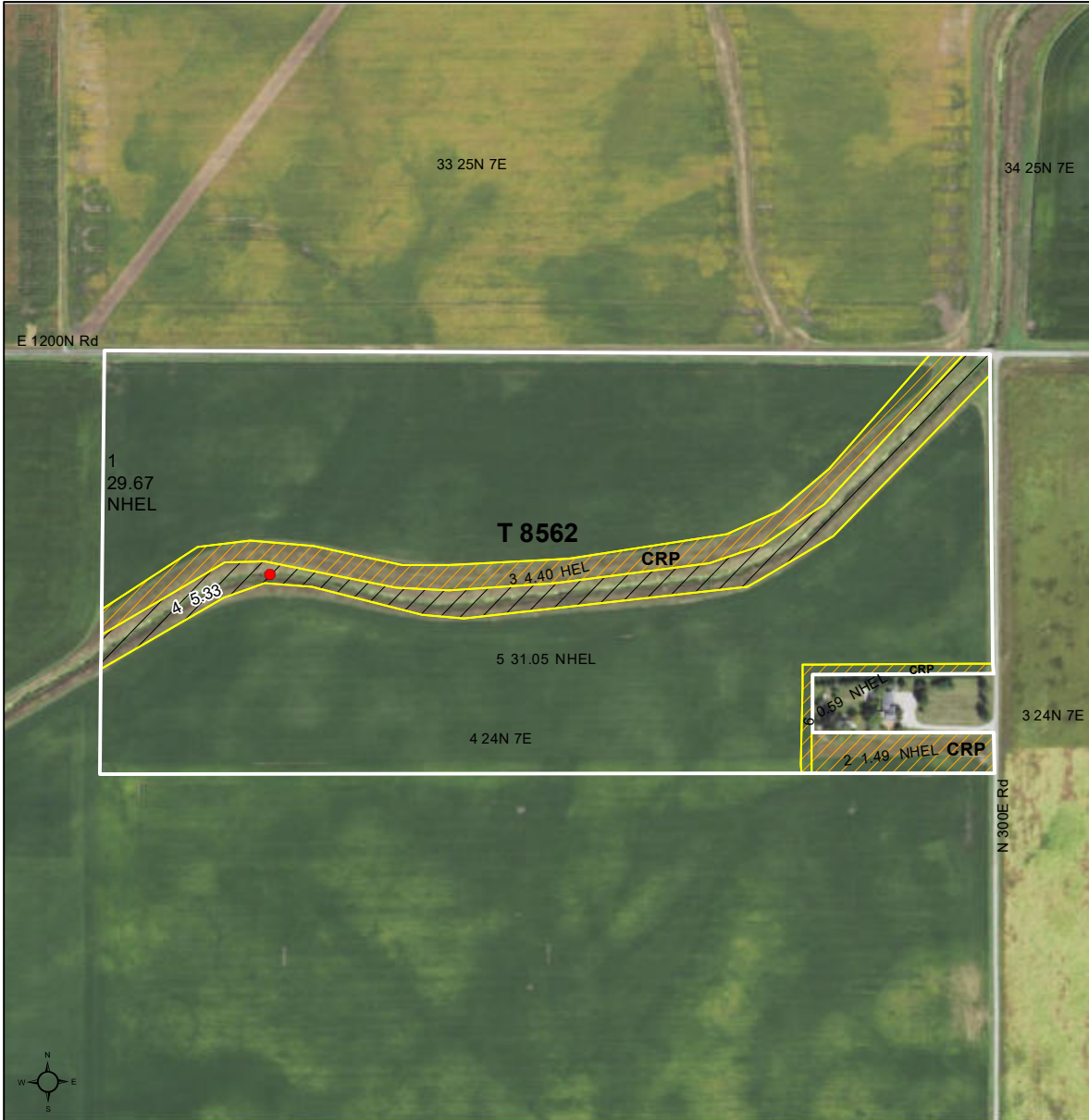
- First time being offered to the public in a generation
- Average PI 134.2
- 69.23 fertile acres
- Great road frontage
- Well maintained farm



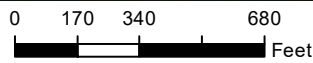
RANCH & FARM AUCTIONS LLC

FSA MAP






United States Department of Agriculture
Ford County, Illinois



Common Land Unit
 CRP
 Non-Cropland
 Cropland
 Tract Boundary
 p1ss_a_il_WMAS



2021 Program Year
 Map Created April 29, 2021

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 67.20 acres

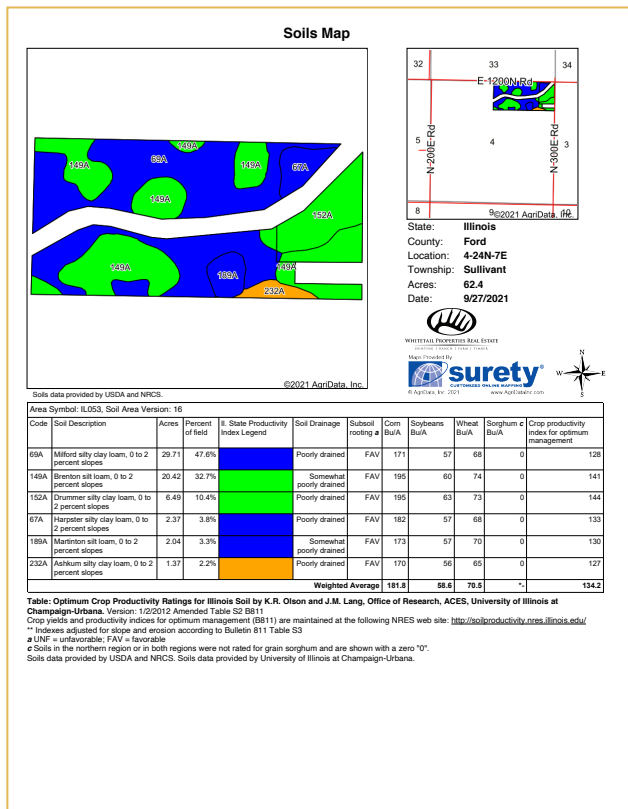
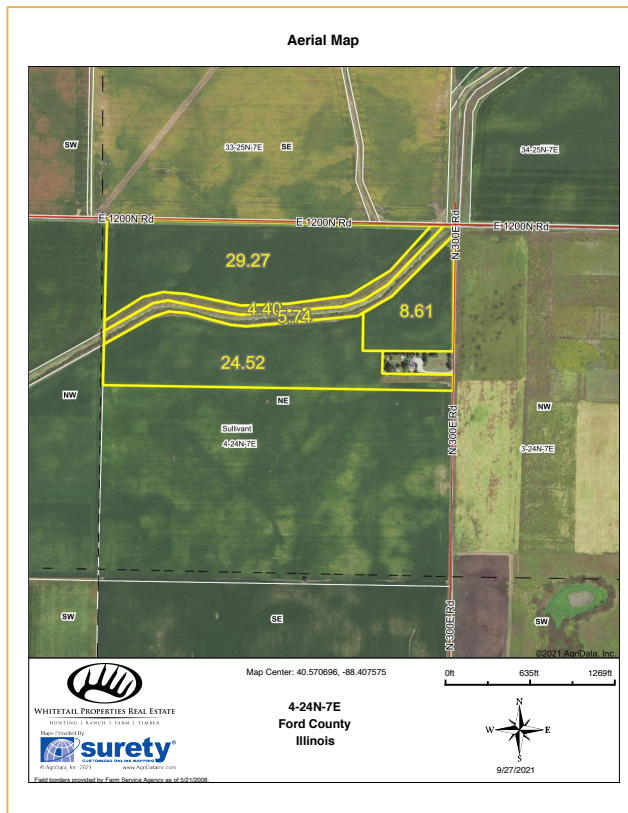
Farm 2938
Tract 8562

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TRACT 1 INFO



| | |
|------------------------------|---|
| TRACT #: | TRACT 1 |
| DEEDED ACRES: | 69.23+/- TAXABLE ACRES |
| FSA FARMLAND ACRES: | 67.2 +/- |
| DCP CROPLAND ACRES: | 60.72 EFFECTIVE ACRES |
| SOIL TYPES: | MILFORD SILTY CLAY LOAM, BRENTON SILT LOAM, DRUMMER SILTY CLAY LOAM, HARPSTER CLAY LOAM |
| SOIL PI/NCCPI/CSR2: | 134.2 PI |
| BASE ACRES AND YIELD: | CORN BASE 29.2 ACRES/PLC YIELD 135, SOYBEAN BASE 29.2 ACRES/PLC YIELD 45 |
| TAXES: | \$2774.88 |
| LEASE STATUS: | OPEN TENANCY FOR 2022 CROP YEAR |
| POSSESSION: | IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021 |
| SURVEY NEEDED?: | NO SURVEY NEEDED |
| BRIEF LEGAL: | S4 T24N R7E FORD CO, IL |
| PIDS: | 08-08-04-200-004 |
| LAT/LON: | 40.5719, -88.4089 |



RANCH & FARM AUCTIONS LLC

CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

WHITETAILPROPERTIES.COM

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/NEARLY-](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/NEARLY-)

[ALL-TILLABLE-FARM-WITH-INCOME-IN-FORD-CO-IL](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/NEARLY-ALL-TILLABLE-FARM-WITH-INCOME-IN-FORD-CO-IL)

**FOR MORE INFORMATION
CALL TEXT OR EMAIL:**



YOUR LOCAL LAND SPECIALIST

ADAM CRUMRIN, *ILLINOIS LAND SPECIALIST*

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