

RANCH & FARM AUCTIONS LLC

INTRODUCTION

BROWN CO, ILLINOIS 40.04

AUCTION DETAILS

- DATE/TIME: 11/17/21 AT 1:00 PM
- AUCTION TYPE: LIVE AND ONLINE
- AUCTION LOCATION: AMERICAN LEGION
119 N CAPITOL AVE
MT STERLING, IL 62353

PROPERTY DETAILS

- TOTAL ACRES: 40.04+/- ACRES
- SELLER: SAUN DERS, TOLLENSON, PIFER



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ENTIRE FARM DESCRIPTION

This is a great opportunity to purchase a productive tillable farm in the heart of Brown County. The FSA indicates 35.05 acres of tillable farm ground with the balance of the farm being wood draws and timber. Blacktop county road borders the property along the south and east sides of the property. This farm would make a great addition to your row crop operation, investment portfolio or an ideal location to build a home. Adding a hunting lease will increase your ROI. The property will be offered in 1 tract through public auction at 1:00 PM on the 17th of November 2021 at the American Legion in Mt.Sterling, IL.

- 35.05+/- acres productive tillable land
- Average PI 111.7
- County Road Frontage on 2 sides
- Several dry dams were recently installed
- Fully surveyed
- Potential building site
- 87% income producing



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CRP/FSA INFO



Brown County, Illinois



street100k_il_utm
Common Land Unit
 Cropland
 Non-Cropland
 Tract Boundary
 plss_a_il_WMAS

0 170 340 680
 Feet

2021 Program Year
 Map Created December 16, 2020

Farm 3933
Tract 3210

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

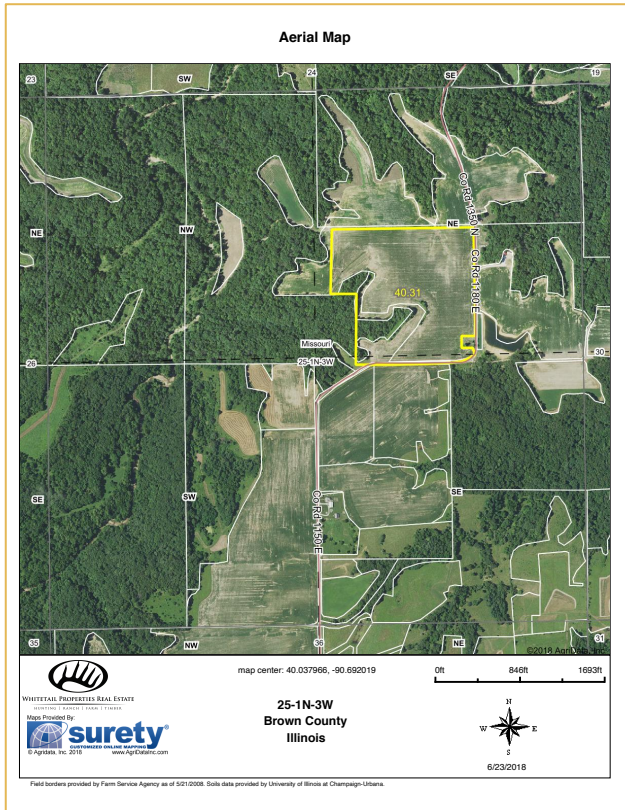
Tract Cropland Total: 35.05 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

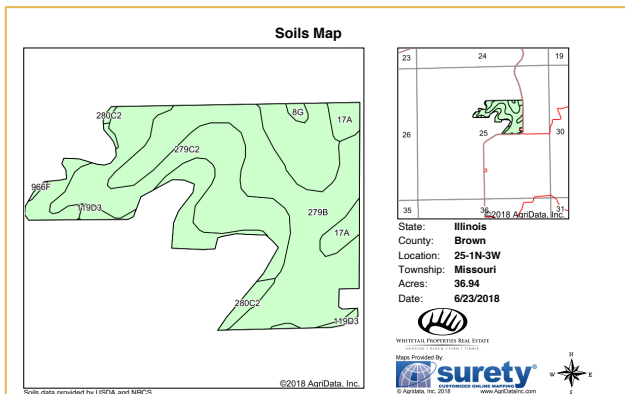


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TRACT 1 INFO



TRACT #:	TRACT 1
DEEDED ACRES:	40.04 SURVEYED ACRES
FSA FARMLAND ACRES:	38.8 ACRES
DCP CROPLAND ACRES:	35.05 ACRES
SOIL TYPES:	ROZETTA, ELCO, FAYETTE AND KEOMAH
SOIL PI/NCCPI/CSR2:	PI 111.7
BASE ACRES AND YIELD:	CORN BASE 17.28/PLC YIELD 101, SOYBEAN BASE 17.25/PLC YIELD 31
CRP:	NONE
TAXES:	NA
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:	S25 T1N R3W BROWN CO, IL
PIDS:	
LAT/LON:	40.0394, -90.6885



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Soil Drainage	Subsoil rooting a	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Sorghum c Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 3 percent slopes	15.03	40.7%		Well drained	FAV	**162	**50	**64	0	**119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	14.69	39.8%		Well drained	FAV	**153	**47	**60	0	**112
**115D3	Elco silt clay loam, 10 to 18 percent slopes, severely eroded	2.87	7.8%		Moderately well drained	FAV	**122	**40	**48	0	**91
17A	Keomah silt loam, 0 to 2 percent slopes	1.78	4.8%		Somewhat poorly drained	FAV	161	51	65	0	119
**280D2	Fayette silt loam, glacial, 10 to 18 percent slopes, eroded	1.46	4.0%		Well drained	FAV	**149	**47	**59	0	**109
**280C2	Fayette silt loam, glacial, 5 to 10 percent slopes, eroded	0.78	2.1%		Well drained	FAV	**155	**49	**61	0	**113
**8G	Hickory silt loam, 35 to 60 percent slopes	0.26	0.7%		Well drained	FAV	**58	**20	**24	0	**44
**966F	Hickory-Marquette silt loams, 18 to 35 percent slopes	0.07	0.2%		Well drained	FAV	**111	**35	**43	0	**81
Weighted Average							153.8	47.7	60.6	*	112.9

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana, Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
a UNF = unfavorable; FAV = favorable
c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".
*c: Using Capabilities Class Dominant Condition Aggregation Method



RANCH & FARM AUCTIONS LLC

CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

WHITETAILPROPERTIES.COM

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/PRODUCTIVE-NEARLY-ALL-TILLABLE-FARM-IN-BROWN-CO-IL](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/PRODUCTIVE-NEARLY-ALL-TILLABLE-FARM-IN-BROWN-CO-IL)

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



YOUR LOCAL LAND SPECIALIST

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