

RANCH & FARM AUCTIONS LLC

INTRODUCTION

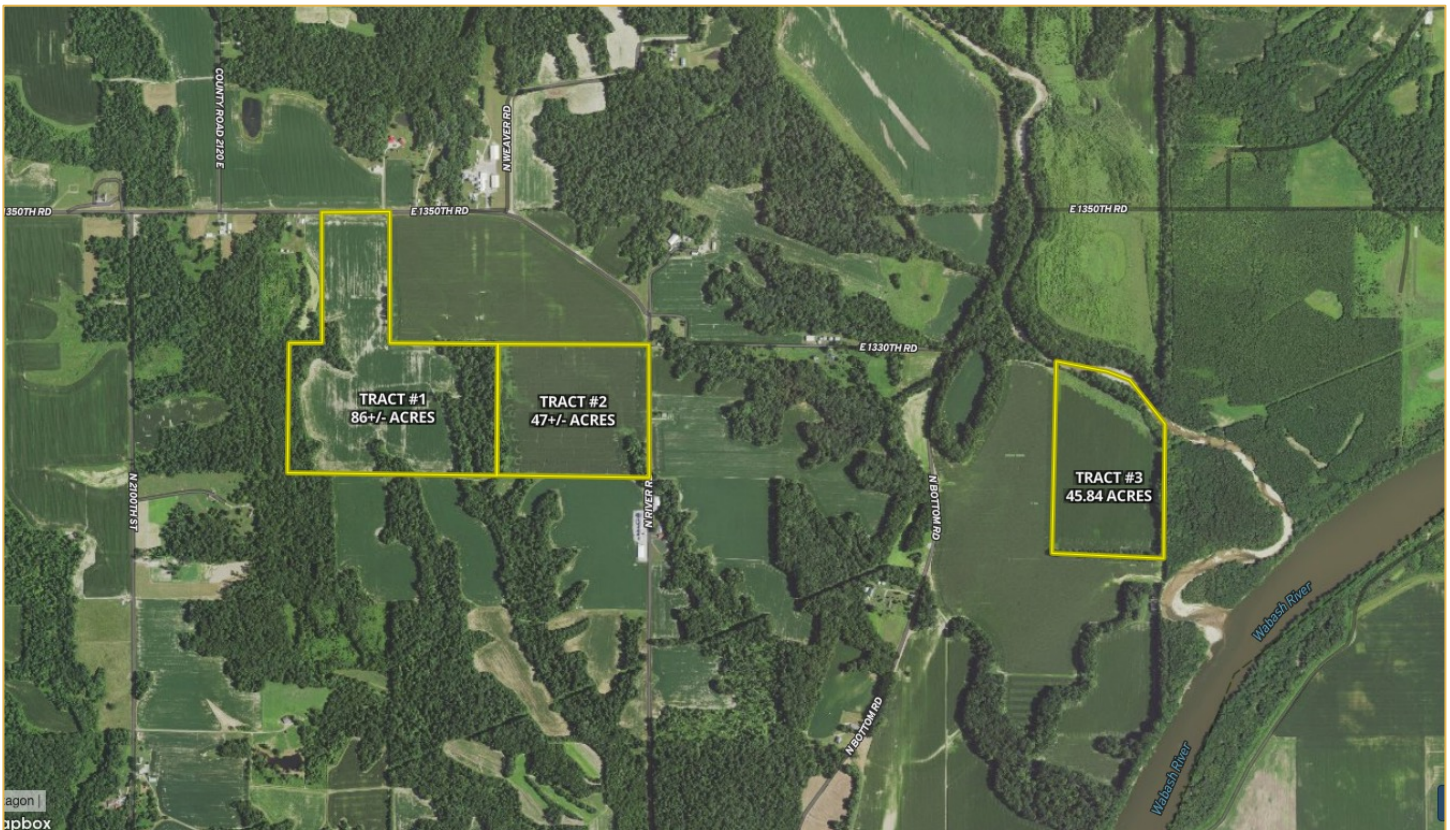
CLARK CO, IL 178.84 +/- ACRES

AUCTION DETAILS

- **DATE/TIME:** 11/16/21 AT 6:00 PM
- **AUCTION TYPE:** LIVE AND ONLINE
- **AUCTION LOCATION:** UNIVERSITY OF ILLINOIS
EXTENSION CLARK
COUNTY
15493-IL-1, MARSHALL, IL
62441

PROPERTY DETAILS

- **TOTAL ACRES:** 178.84 +/- ACRES
OFFERED IN 3 TRACTS
- **TRACT 1:** 86 +/- ACRES,
- **TRACT 2:** 47 +/- ACRES
- **TRACT 3:** 45.54 +/- ACRES
- **SELLER:** MAURER/ENSOR/FRALEY



ENTIRE FARM DESCRIPTION

FOR THE FIRST TIME IN OVER 75 YEARS, MAURER-ENSOR-FRALEY FARMS LOCATED JUST SE OF MARSHALL, IL WILL BE OFFERED TO THE PUBLIC. PORTIONS OF THESE FARMS HAVE BEEN FAMILY-OWNED FOR OVER 150 YEARS. 178.84 +/- PRODUCTIVE ACRES WILL BE OFFERED IN 3 TRACTS AT PUBLIC AUCTION. NEARLY 80% OF ALL ACRES ARE INCOME-PRODUCING ACRES AND AVERAGE SOIL PIS RANGE FROM 106.8 TO 122.4. PRIMARY SOILS ARE STOY SILT LOAM, WHITSON SILT LOAM, MUREN SILT LOAM, GENESEE SILT LOAM, AND PETROLIA SILTY CLAY LOAM.



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TRACT 1 DESCRIPTION

86 +/- ACRES PENDING A SURVEY. THIS TRACT HAS ROUGHLY 58.66 ACRES OF TILLABLE ALL IN ONE FIELD AND THE BALANCE IS WOODED. THE FARM HAS AN AVERAGE PI OF 106.8. THE FARM HAS GOOD ROAD ACCESS OFF E 1350TH RD ON THE NORTH SIDE. THE FARM HAS BEEN IN THE FAMILY SINCE 1946. THE PROPERTY IS IN S3 T10N R11W WABASH TWP.

TRACT 2 DESCRIPTION

47+/- ACRES PENDING A SURVEY. THIS TRACT HAS ROUGHLY 44.24 ACRES OF TILLABLE ALL IN ONE FIELD. THE AVERAGE PI IS 118.5. THE FARM HAS ACCESS ON THE EAST SIDE OFF N RIVER RD. THE FARM HAS BEEN FAMILY OWNED SINCE 1946. THE PROPERTY IS IN S3 T10N R11W WABASH TWP.

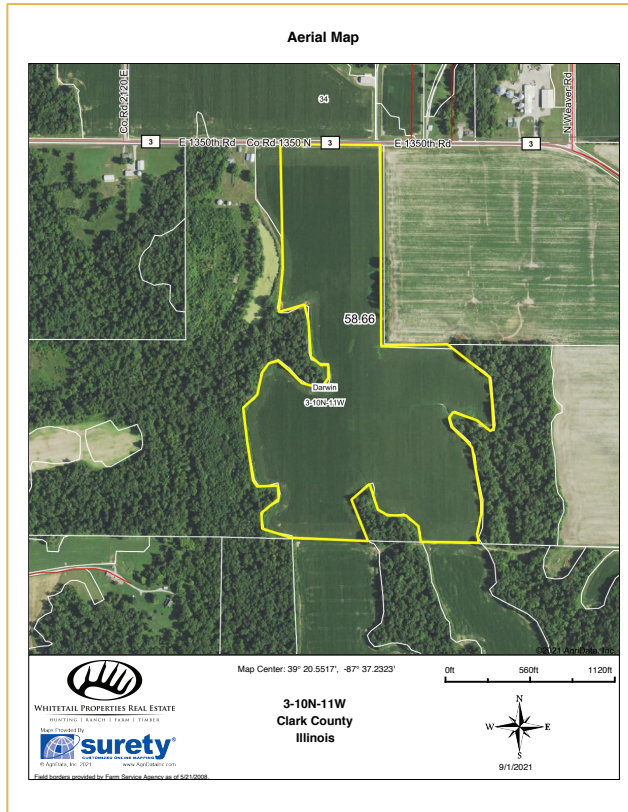
TRACT 3 DESCRIPTION

45.84 +/- PRODUCTIVE ACRES. PER FSA, THIS TRACT IS ROUGHLY 35.67 ACRES OF TILLABLE IN ONE FIELD AND 4.23 ACRES OF CRP BUFFER STRIP PAYING \$237.06/ACRE AND EXPIRES 9/30/27. THE AVERAGE PI IS 122.4. THE PROPERTY IS LOCATED IN SEC 2 T10N R11W WABASH TWP. ACCESS IS FROM THE WEST BY A DEEDED EASEMENT.

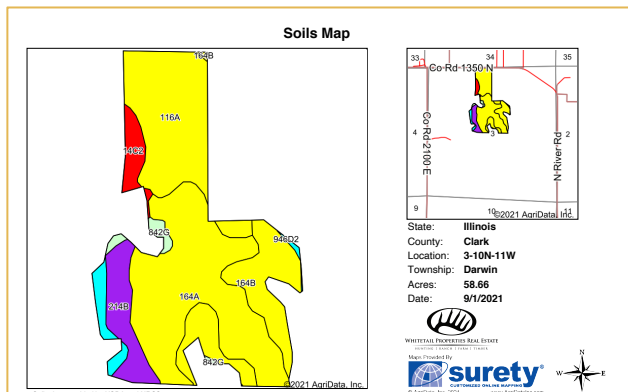


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TRACT 1 INFO



TRACT #:	TRACT 1
DEEDED ACRES:	86+/- ACRES PENDING SURVEY
FSA FARMLAND ACRES:	58.6 +/-
DCP CROPLAND ACRES:	***178.86 (FULL FARM)***
SOIL TYPES:	STOY SILT LOAM, WHITSON SILT LOAM, HOSMER SILT LOAM
SOIL PI/NCCPI/CSR2:	106.8 P
BASE ACRES AND YIELD:	***WHEAT-.40 ACRES/PLC YIELD 41, CORN-146.80 ACRES/PLC YIELD 134, SOYBEANS 20.30 ACRES/PLC YIELD 42***
TAXES:	WILL BE REASSESSED AFTER SURVEY
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	WILL NEED SURVEY
BRIEF LEGAL:	S3 T10N R11W IN CLARK CO, IL
PIDS:	PART OF 04-14-3-00-100-004
LAT/LON:	39.3412, -87.619



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

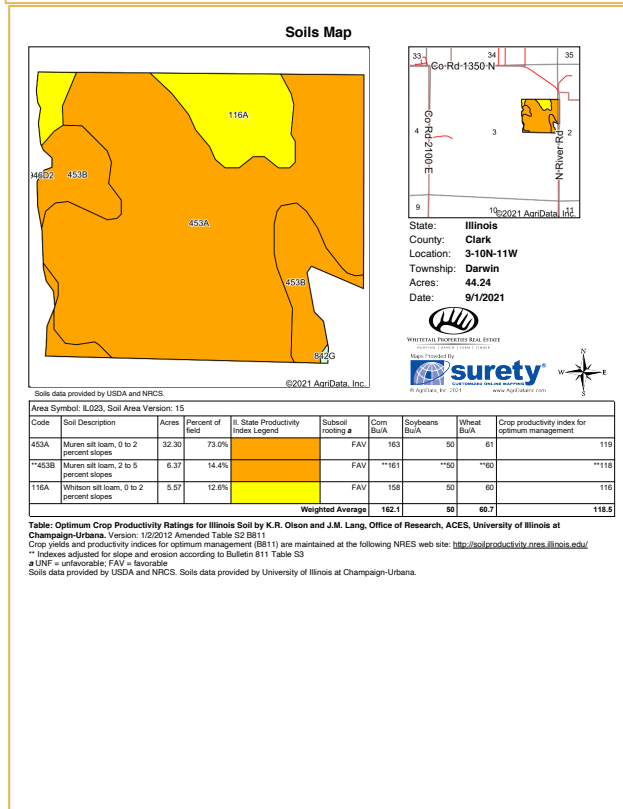
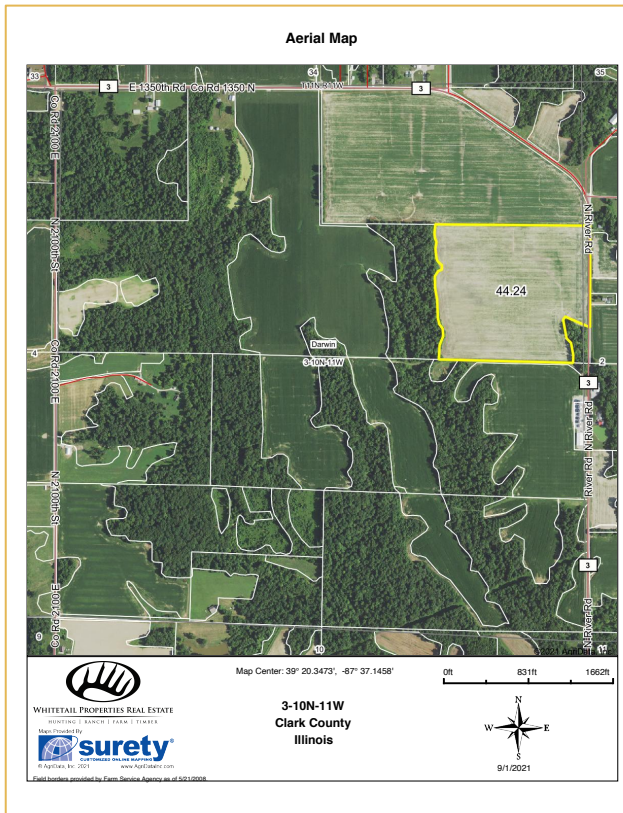
Code	Soil Description	Acre	Percent of field	I. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
164A	Stoy silt loam, 0 to 2 percent slopes	23.42	39.9%	FAV	145	47	58		109
116A	Whitson silt loam, 0 to 2 percent slopes	15.24	26.0%	FAV	158	50	60		116
**164B	Stoy silt loam, 2 to 5 percent slopes	10.26	17.5%	FAV	**144	**47	**57		**108
**214B	Hosmer silt loam, 2 to 5 percent slopes	4.89	8.3%	UNF	**139	**46	**57		**104
**142C	Avia silt loam, 5 to 10 percent slopes, eroded	2.11	3.6%	UNF	**122	**40	**50		**90
**946D2	Hickory-Atlas silt loams, 10 to 18 percent slopes, eroded	1.83	3.1%	UNF	**100	**34	**40		**79
842G	Hickory/Rock outcrop complex, 35 to 60 percent slopes	0.91	1.6%						
Weighted Average						143.2	46.3	56.5	106.8

DCP ACRES, BASE ACRES AND PLC YIELD ARE FROM THE FULL FARM AND WILL BE RECONSTITUTED ONCE SURVEY IS COMPLETE.



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TRACT 2 INFO



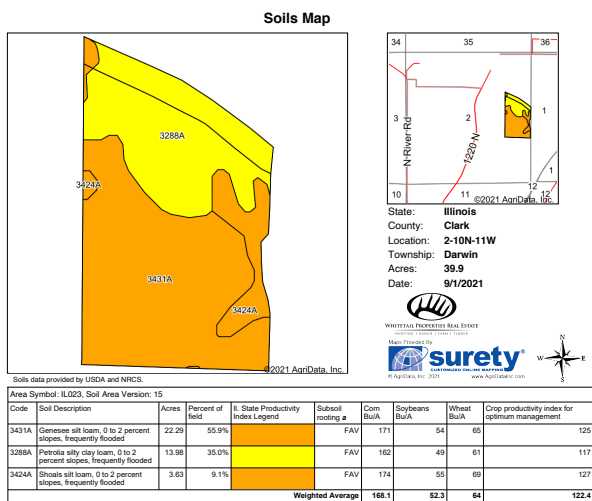
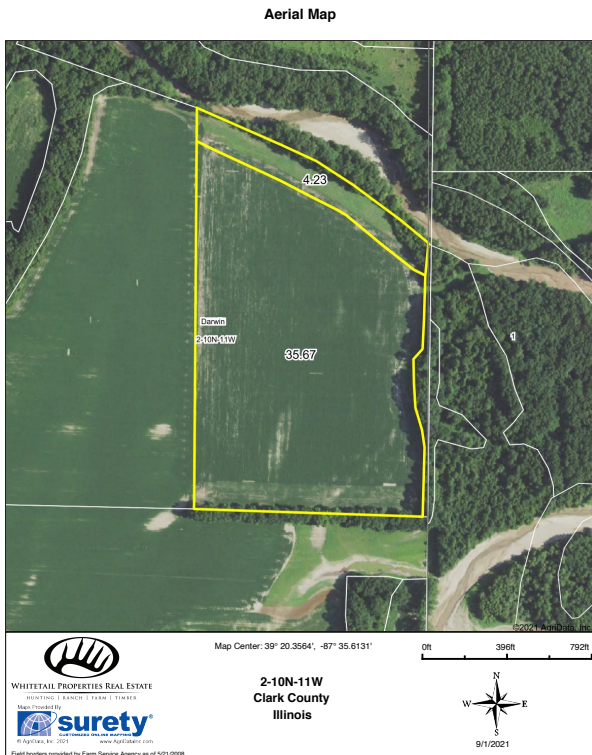
TRACT #:	TRACT 2
DEEDED ACRES:	47+/- acres pending survey
FSA FARMLAND ACRES:	44.24+/-
DCP CROPLAND ACRES:	***178.86 (FULL FARM)***
SOIL TYPES:	Muren silt loam, Whitson silt loam
SOIL PI/NCCPI/CSR2:	118.5 PI
BASE ACRES AND YIELD:	***WHEAT-.40 ACRES/PLC YIELD 41, CORN-146.80 ACRES/PLC YIELD 134, SOYBEANS 20.30 ACRES/PLC YIELD 42***
TAXES:	WILL BE REASSESSED AFTER SURVEY
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	: IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	WILL NEED SURVEY
BRIEF LEGAL:	S3 T10N R11W IN CLARK CO, IL
PIDS:	PART OF 04-14-3-00-100-004
LAT/LON:	39.341, -87.6126

DCP ACRES, BASE ACRES AND PLC YIELD ARE FROM THE FULL FARM AND WILL BE RECONSTITUTED ONCE SURVEY IS COMPLETE.



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TRACT 3 INFO



TRACT #:	TRACT 3
DEEDED ACRES:	47+/- ACRES PENDING SURVEY
FSA FARMLAND ACRES:	45.84 ACRES
DCP CROPLAND ACRES:	***178.86 (FULL FARM)***
CRP ACRES:	3.79 ACRES CRP PAYING \$237.06/ACRE THRU 9/30/27
SOIL TYPES:	GENESEE SILT LOAM, PETROLIA SILT LOAM, SHOALS SILT LOAM
SOIL PI/NCCPI/CSR2:	122.4 PI
BASE ACRES AND YIELD:	***WHEAT-.40 ACRES/PLC YIELD 41, CORN-146.80 ACRES/PLC YIELD 134, SOYBEANS 20.30 ACRES/PLC YIELD 42***
TAXES:	WILL BE REASSESSED AFTER SURVEY
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:	S2 T10N R11W IN CLARK CO, IL
PIDS:	04-14-02-00-200-004
LAT/LON:	39.3393, -87.5935

DCP ACRES, BASE ACRES AND PLC YIELD ARE FROM THE FULL FARM AND WILL BE RECONSTITUTED ONCE SURVEY IS COMPLETE.



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

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

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

YOUR LOCAL LAND SPECIALIST

ADAM CRUMRIN, *ILLINOIS LAND SPECIALIST*

M: (217) 276-2334

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