

RANCH & FARM AUCTIONS LLC

INTRODUCTION

CALHOUN CO, ILLINOIS 263+/- ACRES

SELLING ABSOLUTE

AUCTION DETAILS

- DATE/TIME: 11/17/21 AT 6:00 PM
- AUCTION TYPE: LIVE AND ONLINE
- AUCTION LOCATION: WHITETAIL PROPERTIES
CORPORATE OFFICE
115 W WASHINGTON
PITTSFIELD, IL 62363

PROPERTY DETAILS

- TOTAL ACRES: 263+/- ACRES
- TRACT 1: 183.7 +/- ACRES
- TRACT 2: 79.3 +/- ACRES
- SELLER: RICHARDSON FARMS



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ENTIRE FARM DESCRIPTION

This is a great opportunity to purchase a productive tillable farm in northern Calhoun County. 263+/- deeded acres of productive farm ground and CRP will be offered in 2 tracts at public auction. The property is located along Ridge Road and Farmer Ridge Road. FSA indicates 204.65 acres of productive tillable farm ground along with 18.32 of CRP enrolled thru 2023. Predominate soils include Winfield Silty Clay Loam, Caseyville Silt Loam and Menfro Silty Clay Loam. Nearly 85% tillable with an average PI of 113. This farm would make a great addition to your row crop operation or investment portfolio. There is a Grid Sample Soil and Fertility History Report available upon request. APH records are also available upon request.

- SELLS ABSOLUTE
- Sells with open tenancy for 2022
- County road frontage on 2 sides
- Several dry dams and tiling done recently
- Average PI 113
- 18.32 acres enrolled in CRP thru 2023
- Several dry dams were recently installed

TRACT 1 DESCRIPTION

183.7+/- acres pending survey. This tract has approximately 150+/- acres of tillable farm ground with the balance being timber draws and CRP. 12.88 acres enrolled in CRP paying \$210.00 per acre or \$2,705 annually through September 30, 2023. Ridge road borders the south end of the property allowing easy access into the property.

TRACT 2 DESCRIPTION

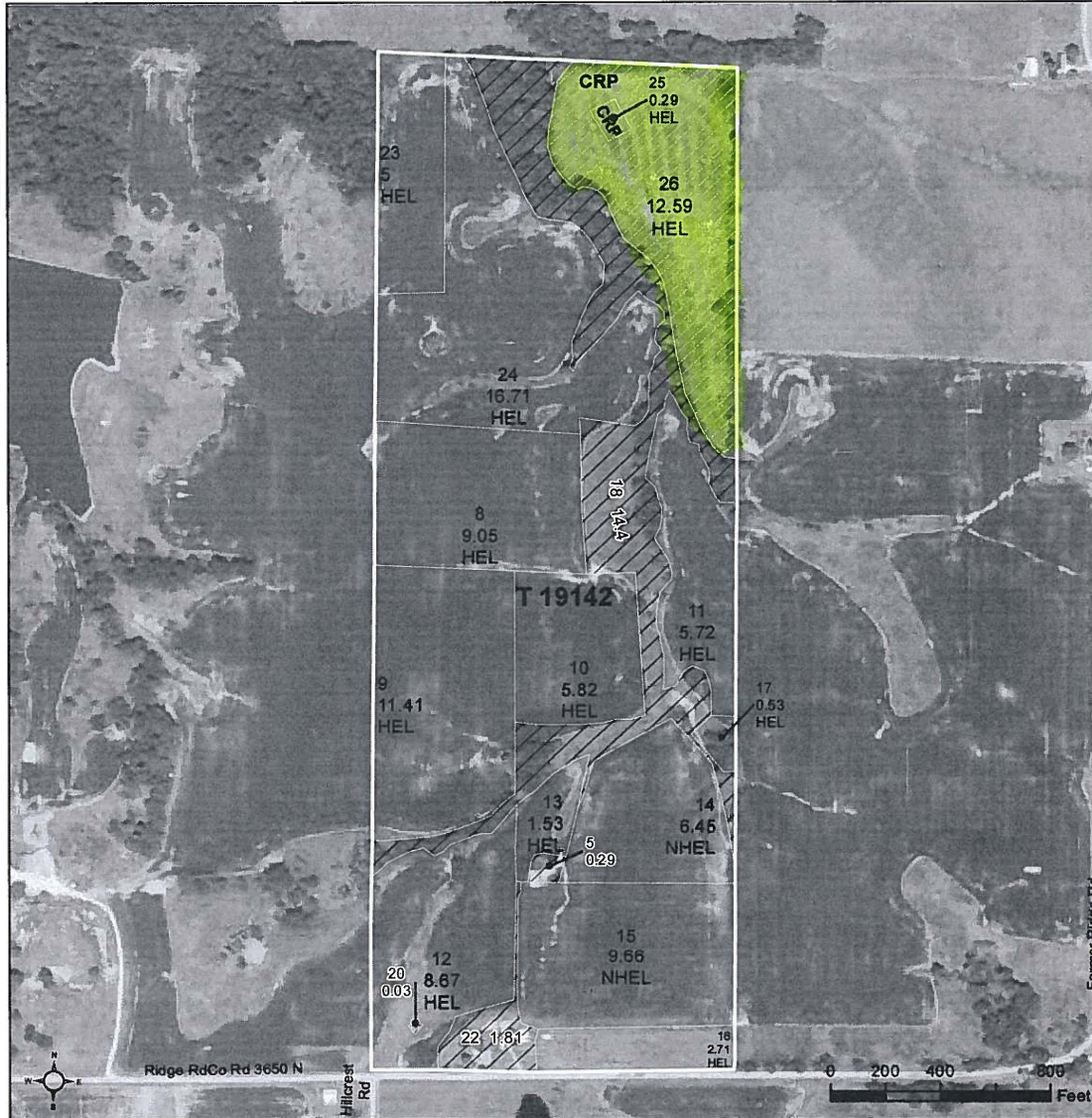
79.3+/- acres pending survey. This tract has approximately 68.67 acres of tillable farm ground with the balance being brush and CRP. 5.44 acres enrolled in CRP paying \$195.20 per acre or \$1,062 annually thru September 30, 2023. Ridge road borders the property along the south end of the property and Farmer Ridge road along the east border allowing for easy access into the property.



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CRP INFO

USDA United States Department of Agriculture
Pike County, Illinois



- Common Land Unit**
- CRP
 - Non-Cropland
 - Cropland
 - Tract Boundary
- Wetland Determination**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

2021 Program Year

Map Created June 04, 2021

Farm 10006
Tract 19142

Tract Cropland Total: 96.14 acres

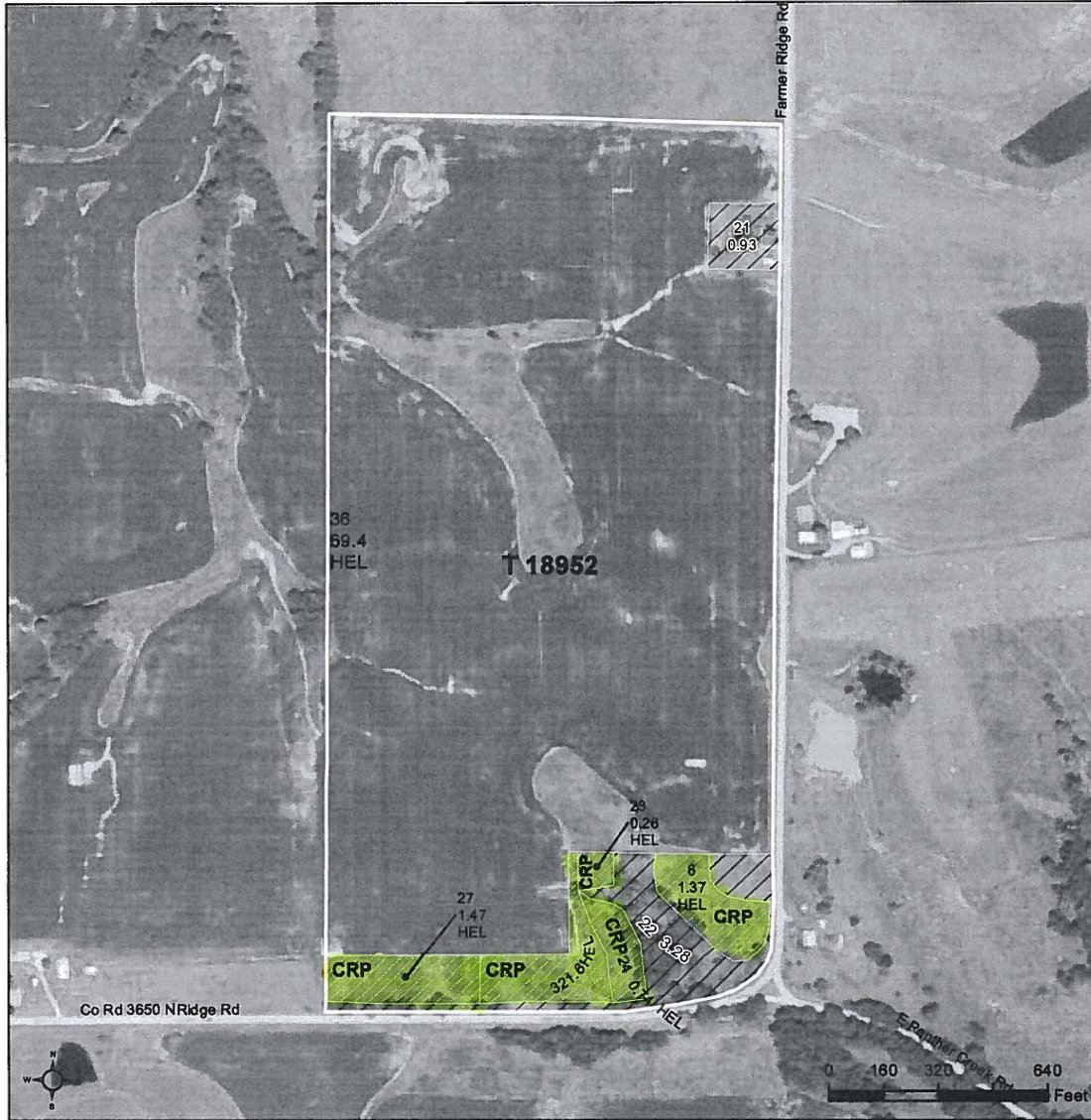
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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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2021 Program Year

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Farm 10006

Tract 18952

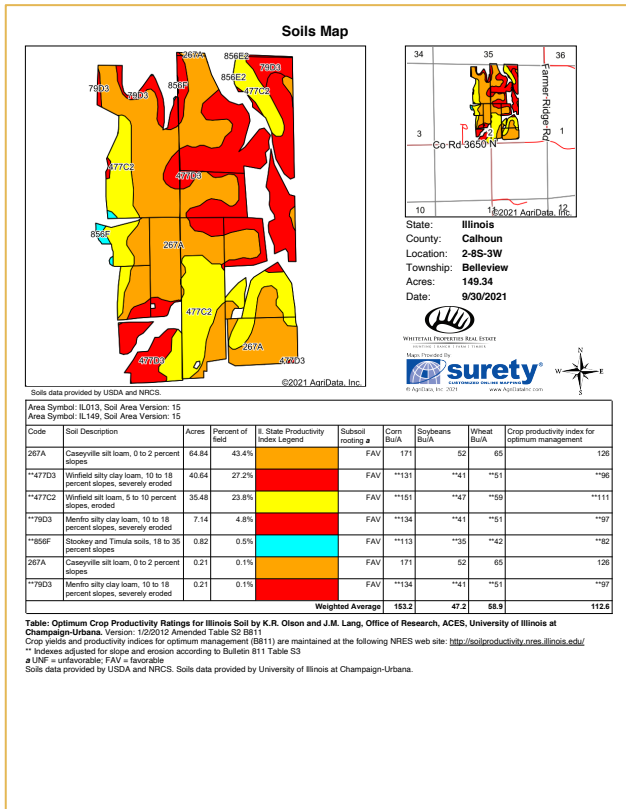
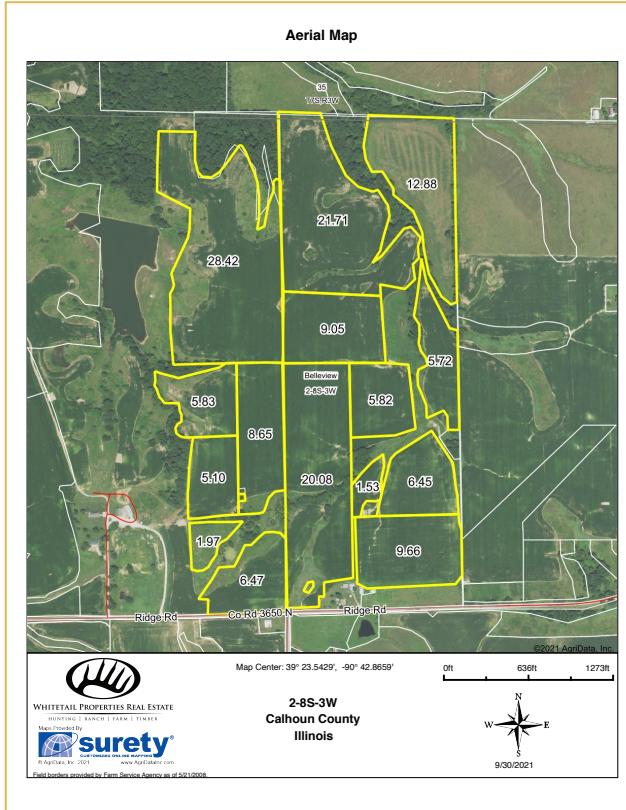
Tract Cropland Total: 74.84 acres

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TRACT 1 INFO



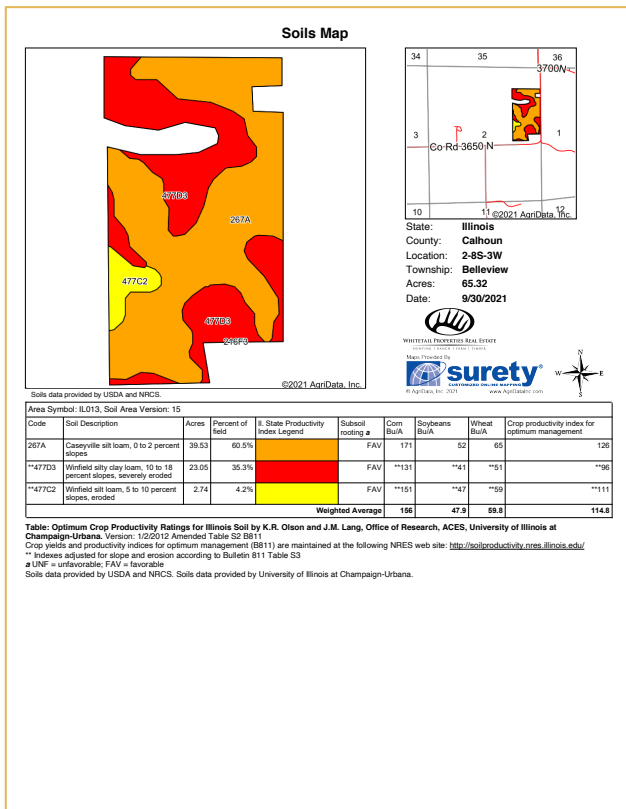
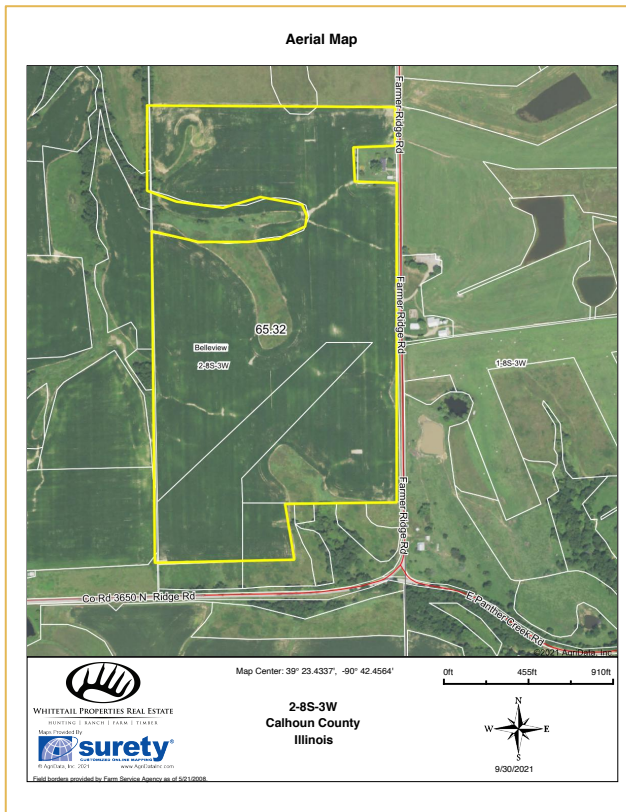
TRACT #:	TRACT 1 AND 2
DEEDED ACRES:	263+/- SURVEYED ACRES
FSA FARMLAND ACRES:	257.12 ACRES
DCP CROPLAND ACRES:	204.65 EFFECTIVE ACRES
SOIL TYPES:	CASEYVILLE, WINFIELD, MENFRO
SOIL PI/NCCPI/CSR2:	PI 113
BASE ACRES AND YIELD:	CORN BASE ACRE 93.86/PLC YIELD 95, SOYBEAN BASE ACRES 13.02/PLC YIELD 27, WHEAT BASE ACRES 3.13/PLC YIELD 38
CRP:	18.23 PAYING \$3767 YEARLY
TAXES:	\$4193.00 BOTH TRACTS
LEASE STATUS:	OPEN TENANCY FOR 2022 CROP YEAR
POSSESSION:	IMMEDIATE POSSESSION SUBJECT TO CURRENT TENANTS RIGHTS FOR 2021
SURVEY NEEDED?:	SURVEY NEEDED IF BOUGHT AS 2 TRACTS
BRIEF LEGAL:	S2 T8S R3W CALHOUN CO, IL
PIDS:	07-03-02-200-001, 07-03-02-200-002, 07-03-02-100-001
LAT/LON:	39.390541, -90.715182

NOTE: FSA DATA SHOWN IS FOR BOTH TRACTS



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CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

WHITETAILEPROPERTIES.COM

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/PRODUCTIVE-TILLABLE-FARM-GROUND](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/PRODUCTIVE-TILLABLE-FARM-GROUND)

[VE-TILLABLE-FARM-GROUND](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/PRODUCTIVE-TILLABLE-FARM-GROUND)

FOR MORE INFORMATION CALL TEXT OR EMAIL:



YOUR LOCAL LAND SPECIALISTS

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