



# 703.56+/- ACRE PRIME CLAY & JASPER CO. LAND AUCTION

Thursday, December 16, 2021 • 6:00 P.M.  
Auction Site: Venue 720, 720 West North Ave • Flora, IL



**Farmland, Wooded, CRP and Farmstead!**

**Tract 1** - 282.29+/- acres, 251.68+/- tillable acres 12+/- acres Farmstead 1.38-acre pond, 7.28+/- acres wooded hunting land 1,780 Sq. Ft 1 story house, 4 bedrooms, 1 full bath, Oak Cabinets in kitchen, large office/utility room combo w/custom built permanent desk by Mette's Cabinet Corner, Newer Furnace/Central Air, 1,520 Sq. Ft. detached garage, 42'x 70' Quonset heated shop w/bathroom, 32' x 50' shed, 147'x 60' pole building w/one end open, 36' x 42' pole building, 42' x 42' barn w/hayloft, 28' x 42' pole building, large feed bunk & Silo, 42'D x 21'H grain bin, 30'Dx21H grain bin, 30'Dx20'H grain bin, 18'Dx18H grain bin, 21'Dx18H grain bin. 40ft x 34ft & 32ft x 32ft pole building (northeast part of property) Grain bins are rented out until March 1st, 2022. Turnkey farm! Located in Sec 32 & 5 Pixley Township, Clay County, IL Windmill, Bridge, Ticket Building, and other personal property will be removed before closing. 2020 taxes payable in 2021 were \$7,386.82

**Open House on Tract 1 Wednesday, December 1, 2021 • 9:00 A.M. - 4:30 P.M.**

**Tract 2** - 46.92+/- acres, 46.92+/- acres tillable Located in Sec 32 Pixley Township, Clay County, IL. 2020 taxes payable in 2021 were \$799.66.

**Tract 3** - 38.89+/- acres, 23.46+/- tillable, 13.81+/- CRP. \$151.74 an acre per year annual payment of \$2,096.00 expires 9/30/2026. Located in Sec 33 Pixley Township, Clay County, IL. 2020 payable in 2021 were \$329.08.

**Tract 4** - 40+/- acres, 30+/- acres CRP, remainder wooded & water ways. Deer and Turkey hunting! Ideal income producing recreational property. CRP payment is \$142.06 an acre per year expires 9/30/2026. Located in Sec 5 Pixley Township, Clay County, IL. 2020 payable in 2021 were \$361.50.

**Tract 5** - 40+/- acres, 12.03+/- tillable, 19.8+/- CRP, 2.28+/- wooded acres, 3/4 of an acre pond, 82ft x 48ft pole building. Deer and Turkey hunting! Ideal income producing recreational property. CRP payment is \$142.06 an acre per year expires 9/30/2026. Located in Sec 5 Pixley Township, Clay County, IL. 2020 payable in 2021 were \$467.50.

Terms & Conditions: Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, & 11 sellers are keeping 50% of mineral rights for 20 years and production thereafter. Tract 10 sellers are keeping all mineral rights as long as production continues. Real Estate sold "As Is." 10% down sale remainder due at closing in 30 days of the completion of the auction. Property will be sold in a manner resulting in the highest sale price subject to seller confirmation. Maps, borders, on brochure, website and markers in the field are estimates and are simply to be used as guidelines. It is the potential bidder's responsibility to conduct his or her own independent inspection inquiries & due diligence concerning the property. Information contained herein is believed to be accurate but is subject to verification by all parties relying on it.

**Tract 6** - 60+/- acres, 41.16+/- tillable, 10.76+/- CRP, 7+/- wooded acres. Deer and Turkey hunting! Ideal income producing recreational property. CRP payment is \$142.06 an acre per year expires 9/30/2026. Located in Sec 5 Pixley Township, Clay County, IL. 2020 payable in 2021 were \$710.86.

**Tract 7** - 35.25+/- acres, 34.94+/- tillable acres. Located in Sec 5 Pixley Township, Clay County, IL

**Tract 8** - 69.62+/- acres, 58.94+/- tillable acres, 11.68+/- wooded acres. Deer and Turkey hunting! Ideal income producing recreational property. Located in Sec 33 Pixley Township, Clay County, IL. 2020 payable in 2021 were \$709.39.

Tracts 4, 5 & 6 have a total of 60.56 acres of CRP with an annual payment of \$8,602.00. Auction company measured CRP acre in each tract. Use that measurement as a guideline only. We will not match the USDA exactly!

**Tract 9** - 40+/- acres Prime Hunting land! 33.49 acres enrolled in CRP CP22 (Tree Program) expires in 9/3/26 \$225.05 per acre annual payment total \$7,537. There is an easement for ingress and egress. Located in Sec 30 Pixley Township, Clay County, IL 2020 payable in 2021 were \$709.39.

**Tract 10** - 40.59+/- acres, 30+/- tillable acres, 10.91+/- wooded hunting acres. Located in Sec 2 Hoosier Township, Clay County, IL. 2020 payable in 2021 was \$379.66. Sellers are keeping mineral rights as long as production continues.

Tracts 1 thru 8 are directly south of Ingraham, IL follow the auction signs. Tract 9 go north on an oil lease road between Ingraham and the Clay City Dieterich Blacktop. Tract 10 go east on Jeremiah Drive a 1/2 mile off the Dieterich Clay City Blacktop. Tract 11 in Ingraham go north on Old Ingraham Rd. 1.5 miles then east on 050N 100 yards.

**Tract 11** - 10+/- acres, 8.17+/- tillable acres remainder wooded. Deer and Turkey hunting close to Newton Lake. Located in Sec 21 South Muddy Township, Jasper County, IL. 2020 payable in 2021 were \$110.04.

*Sellers: Gary & Rita Cooper*

*Sellers Attorney: Coble & Milone, Robert G. Coble • 832W North Ave D, Flora, IL 62839 • 618-662-4477*







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**Tract 8** - 69.62+/- acres, 58.94+/- tillable acres, 11.68+/- wooded acres. There is a right-of-way thru this property for an adjoining landowner. Deer and Turkey hunting! Ideal income producing recreational property. Located in Sec 33 Pixley Township, Clay County, IL. 2020 payable in 2021 were \$709.39.

Tracts 4, 5 & 6 have a total of 60.56 acres of CRP with an annual payment of \$8,602.00. Auction company measured CRP acre in each tract. Use that measurement as a guideline only. We will not match the USDA exactly!

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SchmidAuction.com  
 (217) 857-1507

