

# ILLINOIS FARMLAND AUCTION



*Saline County*

**NOVEMBER 17, 2020**

1,144.71 ACRES M/L  
9 INDIVIDUAL TRACTS







*Tuesday at 10am*  
**NOVEMBER 17, 2020**

George Hart American Legion Hall  
600 E Logan Street, Harrisburg, IL 62946

Peoples Company is proud to offer 1,144.71 acres m/l of highly tillable farmland in Saline County, Illinois. The property will be sold in nine individual tracts ranging from 40 acres m/l to 260 acres m/l. These highly tillable tracts contain an estimated 1,119.22 FSA cropland acres with highly productive soil types including Harco Silt Loam and Patton Silty Clay Loam. These farms have been operated and well managed by the same tenant for over 30 years with tremendous yields achieved from these farms. Several competing grain marketing options are located nearby including ADM Grain, Gavillon Grain LLC, and Consolidated Grain and Barge Company. Nestled in the shadows of the Shawnee National Forest, these highly productive tracts are located near Harrisburg and Eldorado, Illinois.



*Agents*  
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**SalineCountyFarmland.com**

ONLINE BIDDING  
AVAILABLE AND ON  
OUR MOBILE APP





# directions & airport information

## From Harrisburg, Illinois

Travel south on Highway 34 approximately 1.25 miles. Turn left on and travel east on Ingram Hill Road. Tracts 1, 2, 3, and 5 will be located on the north side of Ingram Hill Road and Tract 4 will be located on the south side of Ingram Hill Road. Tract 6 is situated along the south side of Highway 13. Watch for detailed tract signs.

## From Eldorado, Illinois

Travel east on Dewey Road approximately 1.5 miles. Tracts 7 and 8 will be located on the north side of Dewey Road and Tract 9 will be located on the south side of Dewey Road. Watch for detailed tract signs.

## Harrisburg-Raleigh Airport (HSB)

7,800 feet of concrete runways  
Instrument Approaches: RNAV, GPS  
Control Tower Operational: N/A

Harrisburg-Raleigh Airport is located approximately 5 miles north of Harrisburg along Highway 34 and only 10 miles from the farms.

Harrisburg-Raleigh Airport  
5125 IL-34  
Raleigh, IL 62977  
Phone: 618-253-7806  
Car Rental: Enterprise

## Veterans Airport of Southern Illinois (MWA)

13,000 feet of concrete runways  
Instrument Approaches: RNAV, GPS  
Control Tower Operational: N/A

Veterans Airport of Southern Illinois is located approximately 25 miles west of Harrisburg along Highway 13 and 35 miles from the farms.

FBO, Midwest Aviation  
7700 Aviation Drive  
Marion, IL 62959  
Phone: 618-997-6925  
Car Rental: Enterprise, Hertz

Cape Air: Four flights a day from St. Louis, and two flights a day from Nashville



For more photos, maps, data room resources, plus an aerial drone video, and a 360° tour, please visit [SalineCountyFarmland.com](https://SalineCountyFarmland.com)

# Saline County, Illinois





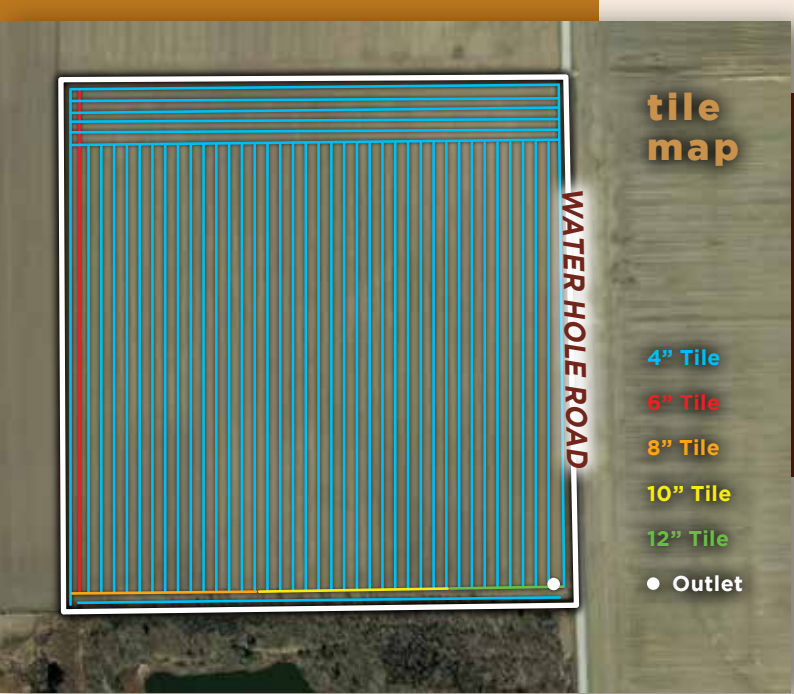
# TRACT 1

**40 ACRES M/L**  
**Water Hole Road, Harrisburg, IL 62946**

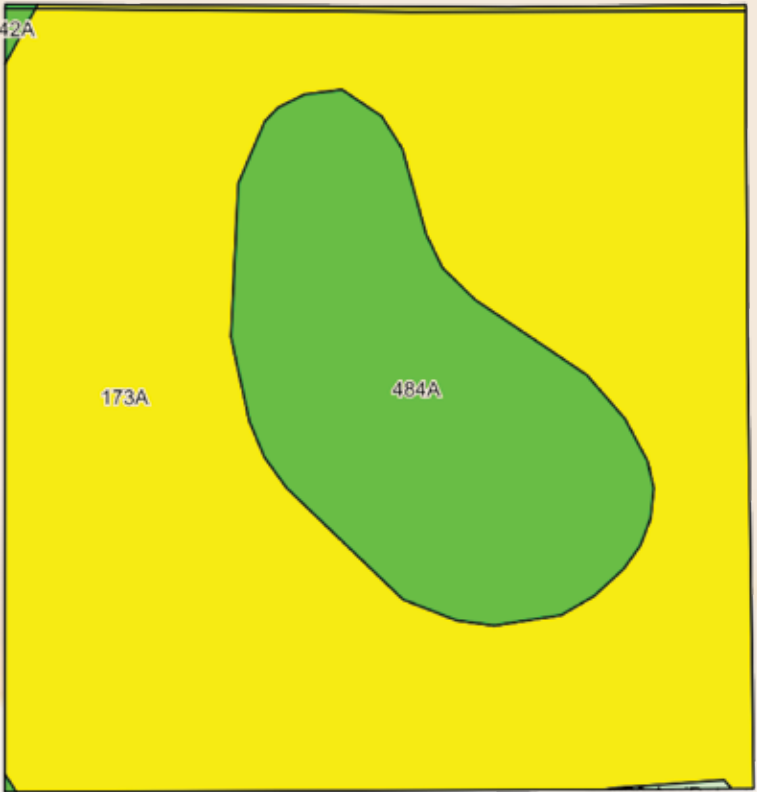
Net Taxes: \$715.24  
Productivity Index: 109.3  
Parcel Number: 06-1-153-03



In 2012, this farm was pattern tiled on 30 foot spacings by Bickett Farm Tiling.



\*All mineral rights will be reserved by the Seller.



## about the farm

Tract 1 consists of 40 total acres m/l with an estimated 39.42 FSA cropland acres that carry a Crop Productivity Index of 109.3. This farm was pattern tiled in 2012. Primary soil types include McGary Silt Loam and Harco Silt Loam. This tract is located in Sections 26 of Harrisburg Township and is situated on the west side of Water Hole Road.

## directions

From Harrisburg, travel south on Highway 34 for 1.25 miles. Turn left and travel east on Ingram Hill Road for 1.75 before turning left on Water Hole Road. Travel north on Water Hole Road for .25 miles and the farm will be located on the west side of the road. Look for Peoples Company signs.

## fsa Information

FSA Cropland Acres: 39.42  
Corn: 13.4 base acres with a PLC Yield of 137  
Soybeans: 8 base acres with a PLC Yield of 45  
Wheat: 4.80 base acres with a PLC Yield of 43

*\*Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Saline County FSA office.*

## estimated tillable soils

Code	Soil Description	Acres	Percent of Field	Productivity Index Legend	Productivity Index
173A	McGary silt loam	30.28	76.8%		100
484A	Harco silt loam	9.07	23.0%		140
Weighted Average					109.3

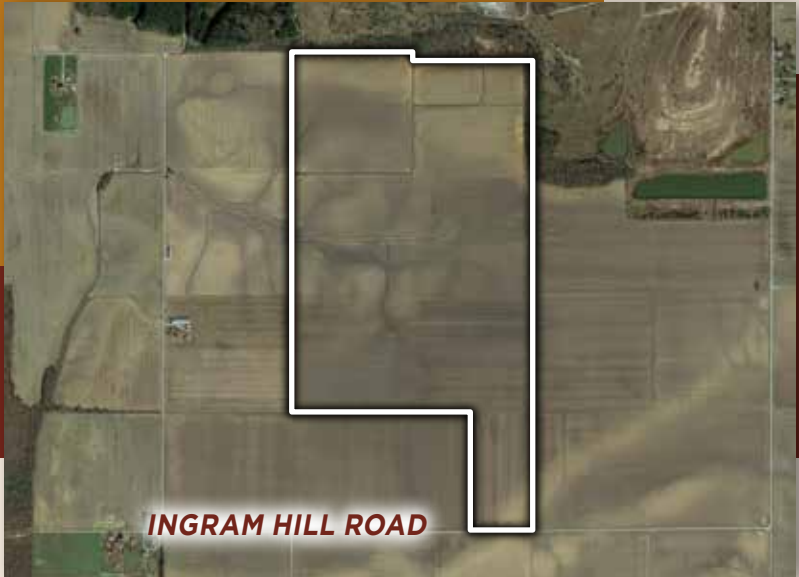


# TRACT 2

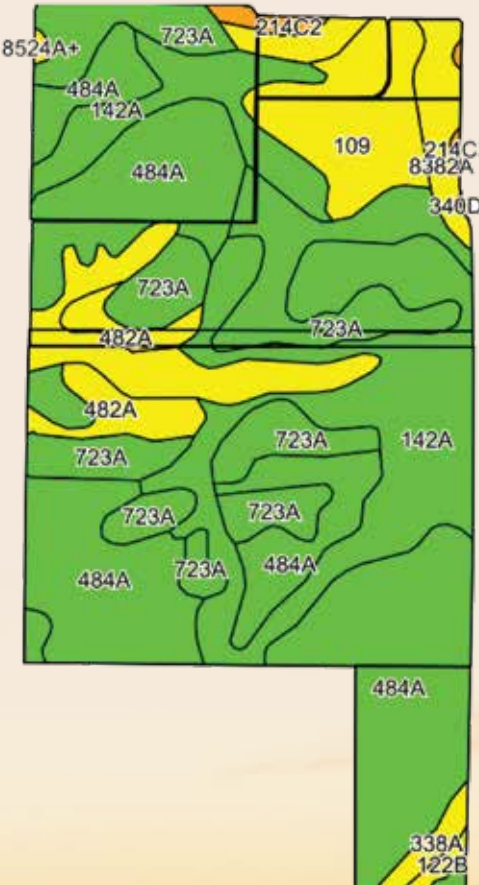
**260 ACRES M/L**  
**Ingram Hill Road, Harrisburg, IL 62946**

Net Taxes: \$7,467.36  
Productivity Index: 128.6

Parcel Numbers: 03-1-112-02, 03-1-074-06, 03-1-074-01, 03-1-074-03, 03-1-074-07



*\*All mineral rights will be reserved by the Seller.*



### about the farm

Tract 2 consists of 260 total acres m/l with an estimated 256.80 FSA cropland acres that carry a Crop Productivity Index of 128.6. Primary soil types include Harco Silt Loam, Patton Silt Loam, and Reesville Silt Loam. This tract is located in Sections 19 and 30 of Cottage Township and is situated on the north side of Ingram Hill Road.

### directions

From Harrisburg, travel east on 4 miles before turning right on Ingram Hill Road. Travel south on Ingram Hill Road for 2 miles. Turn right and continue heading west on Ingram Hill Road for .5 miles and the farm will be located on the north side of the road. Look for Peoples Company signs.

### fsa Information

Estimated FSA Cropland Acres: 256.8  
Corn: 145.18 base acres with a PLC Yield of 137  
Soybeans: 40.73 base acres with a PLC Yield of 45  
Wheat: 5.44 base acres with a PLC Yield of 39

*\*Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Saline County FSA office.*

### estimated tillable soils

Code	Soil Description	Acres	Percent of Field	Productivity Index Legend	Productivity Index
484A	Harco silt loam	92.36	36.0%	<div></div>	140
142A	Patton silty clay loam	60.52	23.6%	<div></div>	132
723A	Reesville silt loam	48.73	19.0%	<div></div>	124
109	Racoon silt loam	17.24	6.7%	<div></div>	106
3071A	Darwin silty clay	14.47	5.6%	<div></div>	111
8382A	Belknap silt loam	9.20	3.6%	<div></div>	117
482A	Uniontown silt loam	8.62	3.4%	<div></div>	117
Weighted Average					128.6

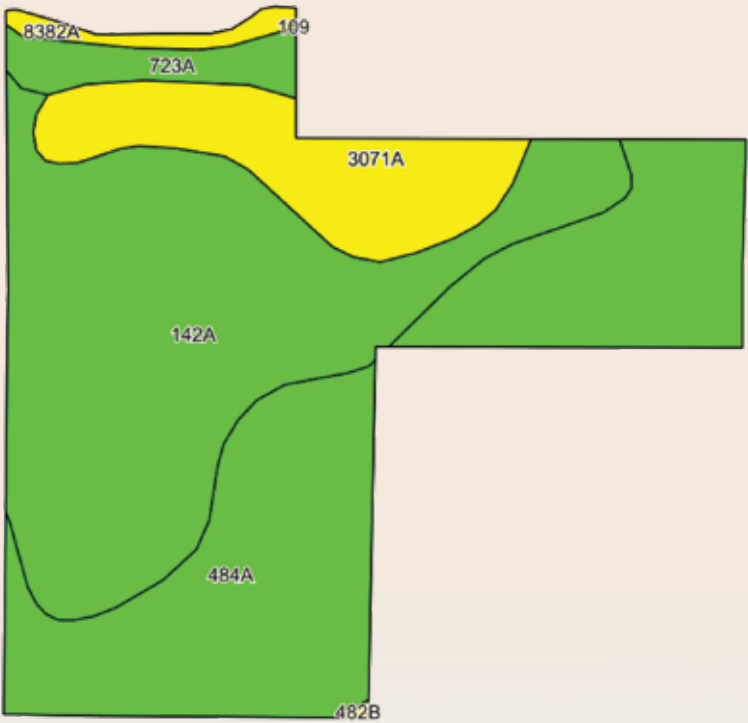


# TRACT 3

**96 ACRES M/L**  
**Ingram Hill Road, Harrisburg, IL 62946**  
Net Taxes: \$2,823.62  
Productivity Index: 131.8  
Parcel Numbers: 03-1-079-02, 03-1-109-03



*\*All mineral rights will be reserved by the Seller.*



### about the farm

Tract 3 consists of 96 total acres m/l with an estimated 95.73 FSA cropland acres that carry a Crop Productivity Index of 131.8. Primary soil types include Patton Silty Clay Loam and Harco Silt Loam. This tract is located in Sections 19 and 30 of Cottage Township and is situated on the north side of Ingram Hill Road.

### directions

From Harrisburg, travel east on 4 miles before turning right on Ingram Hill Road. Travel south on Ingram Hill Road for 1.5 miles and the farm will be located on the west side of the road. Look for Peoples Company signs.

### fsa Information

FSA Cropland Acres: 95.73  
Corn: 115.92 base acres with a PLC Yield of 137  
Soybeans: 37.07 base acres with a PLC Yield of 45  
Wheat: 5.70 base acres with a PLC Yield of 39

*\*Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Saline County FSA office.*

### estimated tillable soils

Code	Soil Description	Acres	Percent of Field	Productivity Index Legend	Productivity Index
142A	Patton silty clay loam	41.19	43.0%	<div></div>	132
484A	Harco silt loam	36.75	38.4%	<div></div>	140
3071A	Darwin silty clay	12.44	13.0%	<div></div>	111
723A	Reesville silt loam	3.74	3.9%	<div></div>	124
8382A	Belknap silt loam	1.53	1.6%	<div></div>	117
Weighted Average					131.8





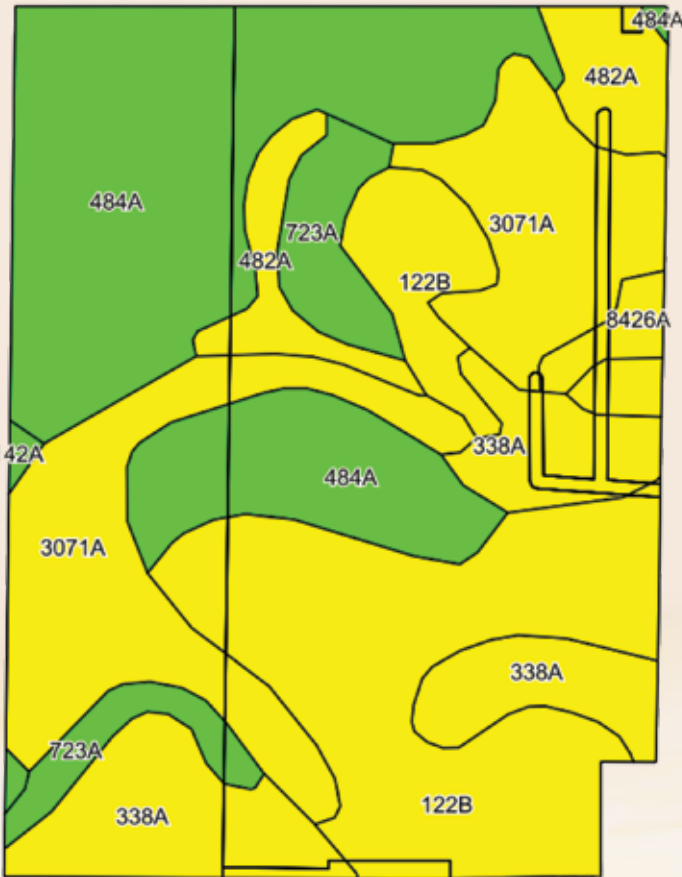
# TRACT 4

**120 ACRES M/L**  
**Ingram Hill Road, Harrisburg, IL 62946**

Net Taxes: \$2,463.50  
Productivity Index: 115.6  
Parcel Numbers: 03-1-111-01, 03-1-111-03



*\*All mineral rights will be reserved by the Seller.*



## about the farm

Tract 4 consists of 120 total acres m/l with an estimated 119.46 FSA cropland acres that carry a Crop Productivity Index of 115.6. Primary soil types include Harco Silt Loam, Colp Silt Loam and Darwin Silty Clay. This tract is located in Sections 29 of Cottage Township and is situated on the south side of Ingram Hill Road.

## directions

From Harrisburg, travel east on 4 miles before turning right on Ingram Hill Road. Travel south on Ingram Hill Road for 2 miles and the farm will be located on the southwest corner of Ingram Hill Road. Look for Peoples Company signs.

## fsa Information

Estimated FSA Cropland Acres: 119.46  
Corn: 68.2 base acres with a PLC Yield of 137  
Soybeans: 38.7 base acres with a PLC Yield of 45  
Grain Sorghum: 9.6 base acres with a PLC Yield of 67  
Wheat: 1.2 base acres with a PLC Yield of 38

*\*Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Saline County FSA office.*

## estimated tillable soils

Code	Soil Description	Acres	Percent of Field	Productivity Index Legend	Productivity Index
484A	Harco silt loam	35.53	29.7%		140
122B	Colp silt loam	29.77	24.9%		97
3071A	Darwin silty clay	24.14	20.2%		111
338A	Hurst silt loam	15.60	13.1%		100
482A	Uniontown silt loam	6.28	5.3%		117
723A	Reesville silt loam	6.18	5.2%		124
8426A	Karnak silty clay	1.50	1.3%		101
Weighted Average					115.6



# TRACT 5

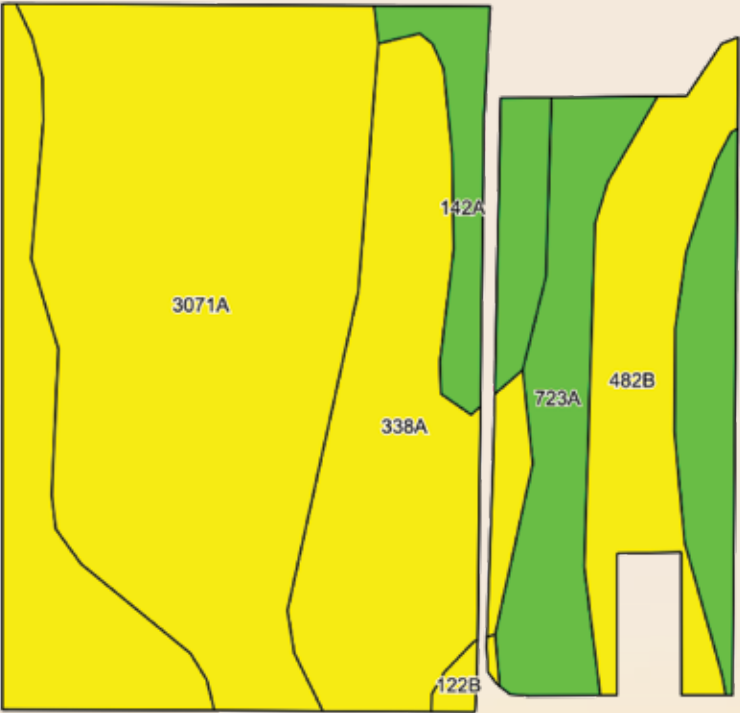
**52 ACRES M/L**  
**Ben Road, Harrisburg, IL 62946**  
Net Taxes: \$441.22  
Productivity Index: 111.4  
Parcel Numbers: 06-1-145-02, 03-1-073-04



This property also boasts mature timber including hickory, elms, cottonwood, and oaks.



\*All mineral rights will be reserved by the Seller.



### about the farm

Tract 5 consists of 52 total acres m/l with an estimated 39.83 FSA cropland acres that carry a Crop Productivity Index of 111.4. Primary soil types include Darwin Silty Clay Loam and Hurst Silt Loam. This tract is located in Sections 19 and 24 of Cottage Township and is situated on both sides of Ben Road.

### directions

From Harrisburg, travel east on Highway 13 for 2.25 miles before turning right on Ben Road. Travel south on Ben Road for .75 miles and the farm will be located on both sides of the road. Look for Peoples Company signs.

### fsa Information

FSA Cropland Acres: 39.83  
Corn: 30.6 base acres with a PLC Yield of 137  
Soybeans: 7.6 base acres with a PLC Yield of 45  
Grain Sorghum: 0.1 base acres with a PLC Yield of 61  
*\*Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Saline County FSA office.*

### estimated tillable soils

Code	Soil Description	Acres	Percent of Field	Productivity Index Legend	Productivity Index
3071A	Darwin silty clay	15.87	39.8%	<div></div>	111
338A	Hurst silt loam	11.46	28.8%	<div></div>	100
723A	Reesville silt loam	5.52	13.9%	<div></div>	124
482B	Uniontown silt loam	4.27	10.7%	<div></div>	116
142A	Patton silty clay loam	2.49	6.3%	<div></div>	132
Weighted Average					111.4



# TRACT 6

176.71 ACRES M/L  
Highway 13, Harrisburg, IL 62946

Net Taxes: \$2,651.94  
Productivity Index: 115.3

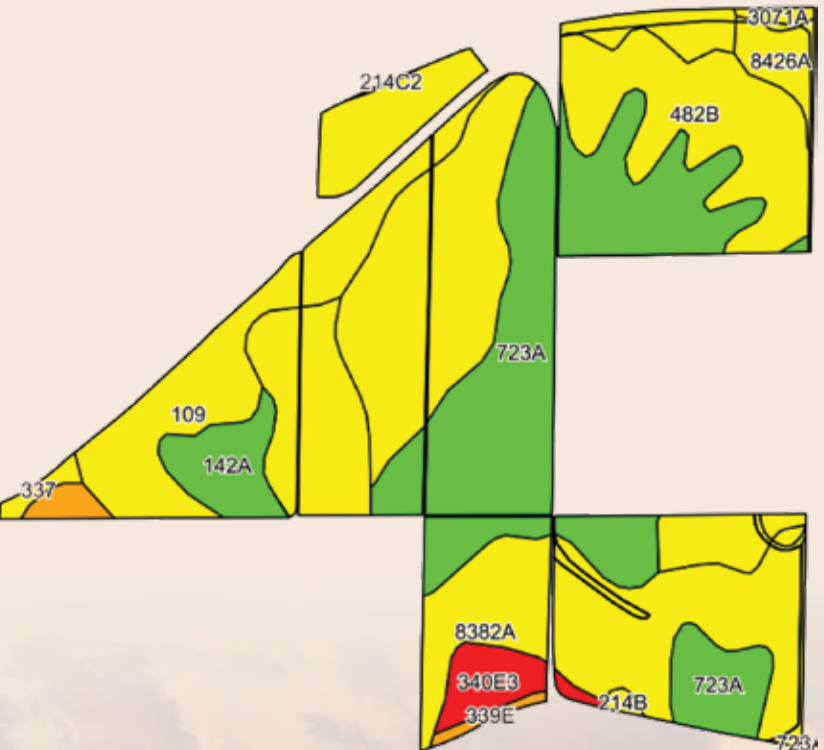
Parcel Numbers: 03-1-053-01, 03-1-052-06, 03-1-050-07, 03-1-055-09



Conveniently located along Highway 13 and just 10 minutes from Harrisburg, Illinois, this tract offers numerous building site options.



\*All mineral rights will be reserved by the Seller.



## about the farm

Tract 6 consists of 176.71 total acres m/l with an estimated 174.48 FSA cropland acres that carry a Crop Productivity Index of 115.3. Primary soil types include Bluford Silt Loam and Racoon Silt Loam. This tract is located in Section 23 of East Eldorado Township and is situated along the south side of Highway 13.

## directions

From Harrisburg, travel east on Highway 13 for 7.5 miles and the farm will be on the south side of the road. Look for Peoples Company signs.

## fsa Information

Estimated FSA Cropland Acres: 174.48  
Corn: 121.72 base acres with a PLC Yield of 137  
Soybeans: 75.78 base acres with a PLC Yield of 45  
*\*Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Saline County FSA office.*

## estimated tillable soils

Code	Soil Description	Acres	Percent of Field	Productivity Index Legend	Productivity Index
482B	Uniontown silt loam	45.45	26.0%		116
723A	Reesville silt loam	45.40	26.0%		124
8382A	Belknap silt loam	38.98	22.3%		117
109	Racoon silt loam	27.28	15.6%		106
142A	Patton silty clay loam	5.56	3.2%		132
340E3	Zanesville silt loam	4.17	2.4%		65
8426A	Karnak silty clay	3.23	1.9%		101
Weighted Average					115.3



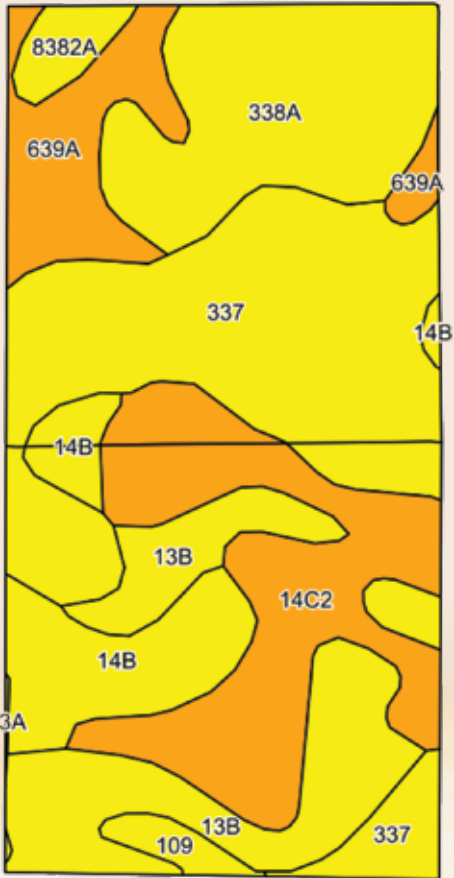
# TRACT 7

**80 ACRES M/L**  
**Dewey Road & Ande Road, Harrisburg, IL 62946**

Net Taxes: \$874.07  
Productivity Index: 101  
Parcel Number: 04-1-175-09



*\*All mineral rights will be reserved by the Seller.*



## about the farm

Tract 7 consists of 80 total acres m/l with an estimated 79.47 FSA tillable acres that carry a Crop Productivity Index of 101. Primary soil types include Wynoose Silt Loam, Hurst Silt Loam, and Racoon Silt Loam. This tract is located in Section 23 of East Eldorado Township and is situated along the northwest corner of Dewey Road and Ande Road.

## directions

From Eldorado, travel east on Dewey Road for 1.5 miles and the farm will be on the northwest corner of Dewey Road and Ande Road. Look for Peoples Company signs.

## fsa Information


Estimated FSA Cropland Acres: 79.47  
Corn: 36.55 base acres with a PLC Yield of 139  
Soybeans: 40.53 base acres with a PLC Yield of 42

*\*Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Saline County FSA office.*

## estimated tillable soils

Code	Soil Description	Acres	Percent of Field	Productivity Index Legend	Productivity Index
337	Creal silt loam	23.74	29.9%		110
14C2	Ava silt loam	14.97	18.8%		90
338A	Hurst silt loam	12.49	15.7%		100
13B	Bluford silt loam	11.74	14.8%		100
14B	Ava silt loam	7.43	9.3%		99
639A	Wynoose silt loam	6.44	8.1%		95
8382A	Belknap silt loam	1.51	1.9%		117
109	Racoon silt loam	1.06	1.3%		106
Weighted Average					101





# TRACT 8

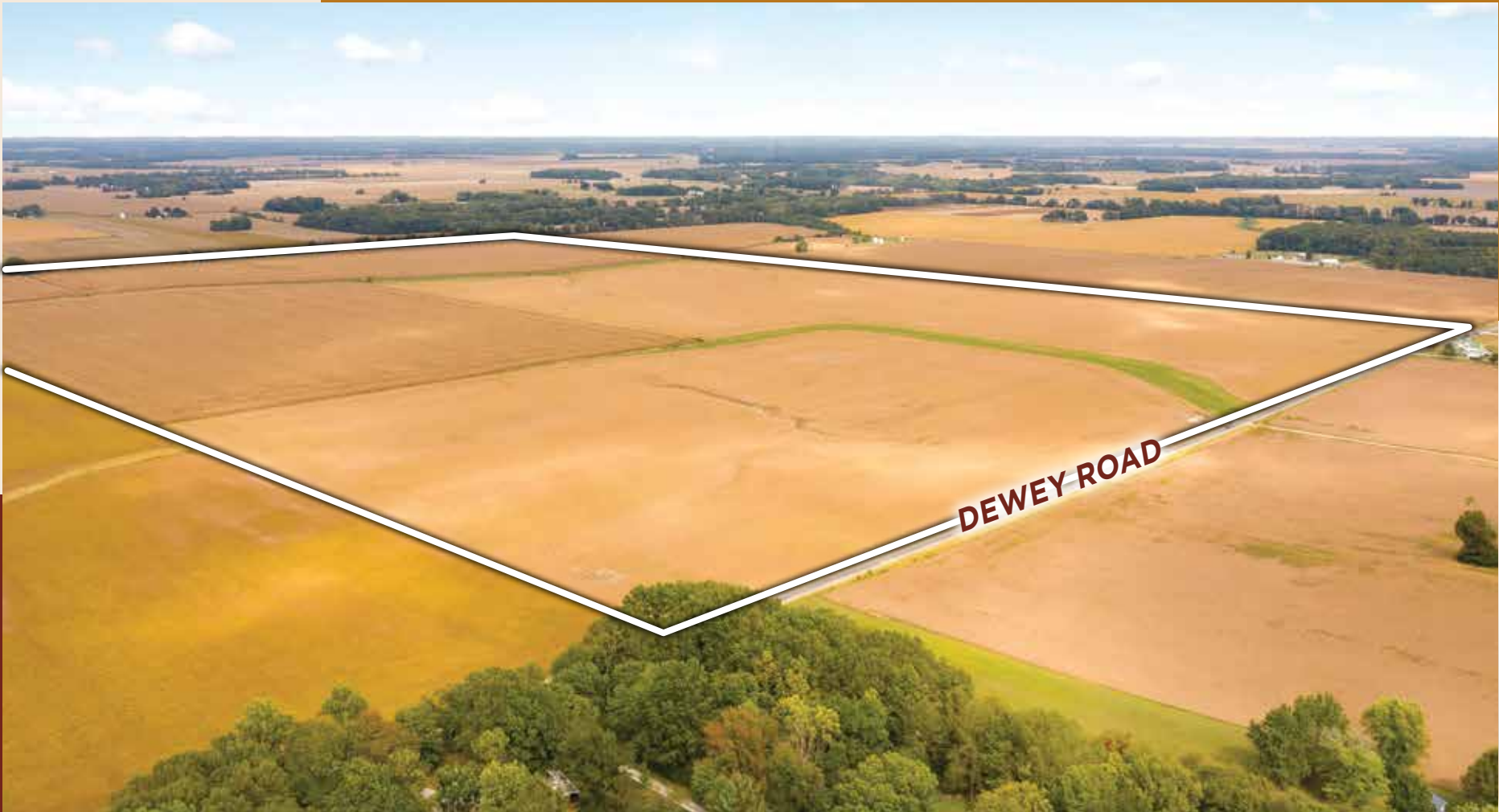
240 ACRES M/L

Dewey Road & Ande Road, Eldorado, IL 62930

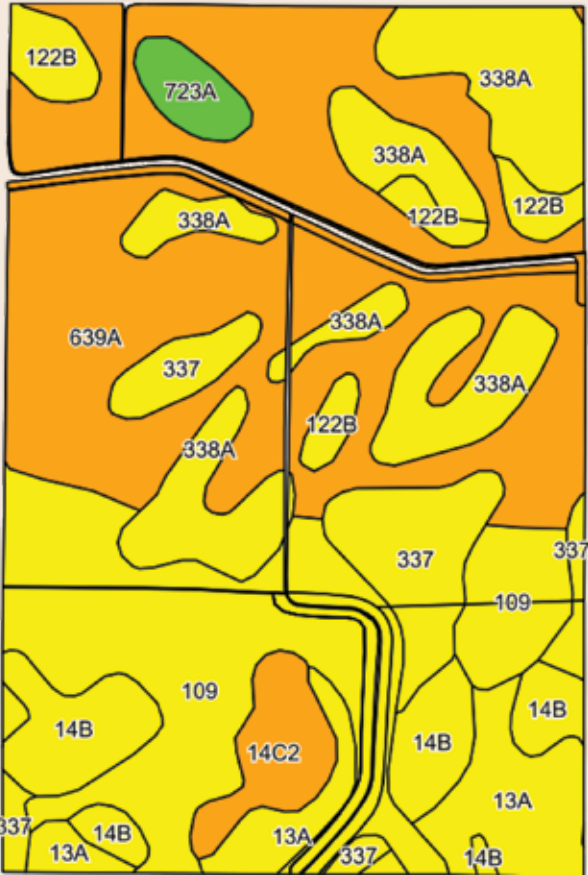
Net Taxes: \$2,654.17

Productivity Index: 100.1

Parcel Numbers: 04-1-094-03, 04-1-098-05, 04-1-168-01, 04-1-175-09



\*All mineral rights will be reserved by the Seller.



### about the farm

Tract 8 consists of 240 total acres m/l with an estimated 239.03 FSA tillable acres that carry a Crop Productivity Index of 100.1. Primary soil types include Wynoose Silt Loam, Hurst Silt Loam, and Racoon Silt Loam. This tract is located in Sections 14, 15, 22, and 23 of East Eldorado Township and is situated along the paved Dewey Road.

### directions

From Eldorado, travel east on Dewey Road for 1 mile and the farm will be on the north side of the road. Look for Peoples Company signs.

### fsa Information

Estimated FSA Cropland Acres: 239.03 *(includes 6.3 acres of expired CRP)*  
Corn: 109.67 base acres with a PLC Yield of 139  
Soybeans: 121.61 base acres with a PLC Yield of 42

*\*Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Saline County FSA office.*

### estimated tillable soils

Code	Soil Description	Acres	Percent of Field	Productivity Index Legend	Productivity Index
639A	Wynoose silt loam	87.35	36.5%		95
109	Racoon silt loam	47.62	19.9%		106
338A	Hurst silt loam	36.47	15.3%		100
337	Creal silt loam	17.05	7.1%		110
14B	Ava silt loam	16.27	6.8%		99
13A	Bluford silt loam	15.67	6.6%		101
122B	Colp silt loam	8.18	3.4%		97
14C2	Ava silt loam	6.77	2.8%		90
723A	Reesville silt loam	3.65	1.5%		124
Weighted Average					100.1



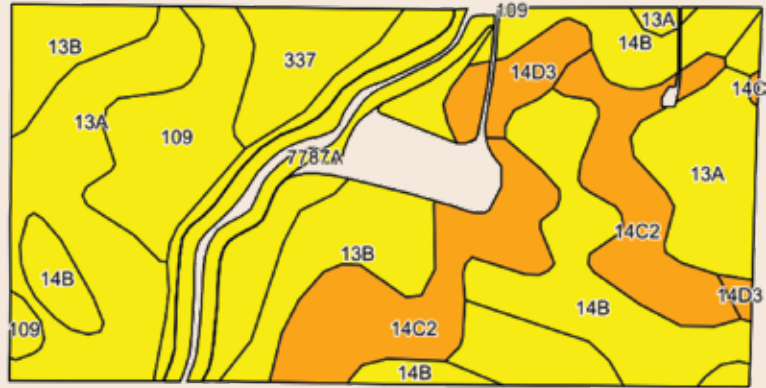
# TRACT 9

**80 ACRES M/L**  
**Dewey Road & Pee Dee Road, Harrisburg, IL 62946**

Net Taxes: \$733.32  
Productivity Index: 99.2  
Parcel Numbers: 04-1-176-03, 04-1-177-01



*\*This tract contains two oil wells.  
All mineral rights will be reserved by the seller.*





# auction terms & conditions

Saline County, Illinois

**Important information regarding COVID-19: Auction will be held on location in a format that satisfies the guidelines and restrictions set forth by the CDC and Governor on auction day. In an effort to encourage social distancing and to accommodate those seeking to stay home, the auction will also be available on our Peoples Company online and mobile bidding app and via telephone bidding. Please visit PeoplesCompany.com or contact the Listing Agents prior to the auction for any updates.**

**Auction Method:** The property will be offered in nine (9) individual tracts. All bids will be on a price per acre basis. The Seller and Auction Company reserve the right to stop any person from bidding if there is any question as to the person’s credentials, fitness to bid, etc. Conduct of the auction and the increments of bidding are at the discretion of the Auctioneer. The Auction Company reserves the right to enter bids on behalf of qualified telephone bidders and proxy bidders. The tracts will be offered as follows:

Tract 1	40 Acres M/L
Tract 2	260 Acres M/L
Tract 3	96 Acres M/L
Tract 4	120 Acres M/L
Tract 5	52 Acres M/L
Tract 6	176.71 Acres M/L
Tract 7	80 Acres M/L
Tract 8	240 Acres M/L
Tract 9	80 Acres M/L

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. No absentee or phone bids will be accepted at the auction without the prior approval of the Auctioneer.

**Agency:** Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

**Farm Program Information:** Farm Program Information is provided by the Saline County Farm Service Agency (FSA) and Natural Resources Conservation Services (NRCS) offices. The figures stated in the marketing material are estimates of the Seller and Peoples Company; however, the Farm Program Information, base acres, crop acres, conservation plan, etc. are subject to change when the farms are reconstituted by the Saline County FSA and NRCS offices.

**Mineral Rights: All mineral rights will be reserved by the Seller.**

**Survey:** A survey will be completed on Tract 7. No additional survey work or staking will be paid for by the Seller. Acres of Tract 7 are subject to change prior to the auction.

**Financing:** The sale of the property is not contingent upon Buyer obtaining financing. All financing arrangements are to have been made prior to bidding at the auction. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

**Contract & Title Commitment:** Immediately upon conclusion of the auction, the winning bidder(s) will enter into a Real Estate Sale and Purchase Agreement and deposit the required earnest money payment. The Seller will provide the Buyer(s) with a current Title Commitment and, at closing, an Owner’s Policy in the amount equal to the purchase price of each respective tract(s). All regular title insurance premiums, title, or abstracting fees and title company/closing agent fees or costs shall be paid by the Seller. Any ‘additional selections’ required by the Buyer(s) on the title insurance shall be the responsibility of the Buyer. Property will be transferred via Special Warranty Deed.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction for each tract. The earnest money payment may be paid in the form of cash, good check, or by wire transfer. All funds will be made payable to and held by the escrow agent, Southern Illinois Title Services, Inc.

**Closing:** Closing will occur on or about December 18, 2020. The balance of the purchase price will be payable at closing in the form of cash, certified check, or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

**Real Estate Taxes:** The real estate taxes will be prorated between the Seller and Buyer(s) to the date of closing.

**Possession of the Land:** All tracts are subject to a farm lease. Possession of the land will occur on January 1, 2021. Seller shall be entitled to 100% of the rental income attributed to the land and 2020 lease term.

**Disclaimer:** All field boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. Tract acres, tillable acres, soil descriptions, etc. may vary slightly from the figures stated in the marketing material and will be subject to change. Bidder(s) and their tax, legal, and/or other advisors should perform their own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. The Real Estate Sale and Purchase Agreement, Title Commitment, and Draft Closing Documents have been made available to the general public throughout the marketing period. By bidding at the auction, bidders acknowledge these have been made available prior to the auction and all bidders had the opportunity to review these documents during their due diligence period.

**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record or otherwise made known to bidders. All property is sold on an “As is - Where is” basis with no warranties or guarantees, expressed or implied, or arising by operation of law concerning the property made by the Seller, Peoples Company, or the Auctioneer, and are hereby expressly disclaimed. Any announcements made on the day of the auction by the Auctioneer or Listing Agent will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. The Sellers reserve the right to accept or reject any and all bids. All decisions of the Auctioneer are final.



Online Bidding Available

Not able to make it to the live auction, but still want to bid from your computer or smartphone? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your phone.

PEOPLES COMPANY.COM #15186



# ILLINOIS FARMLAND AUCTION



*Tuesday at 10am*  
**NOVEMBER 17, 2020**

George Hart American Legion Hall  
600 E Logan Street, Harrisburg, IL 62946



*More Information*  
**SalineCountyFarmland.com**



*Agents*

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**SalineCountyFarmland.com**

# ILLINOIS FARMLAND AUCTION

