

Farmland Auction

November 14th, 2023 @ 10:00AM

Sale to be held at the Unique Suites Hotel, Charleston, IL



**Live & In Person - Public Auction
w/ Online Bidding Available**

Venue: Unique Suites Hotel
920 W. Lincoln Avenue
Charleston, IL 61920

Please visit our website at www.FieldLevelAg.com for online bidding options.



Tom Courson

Broker, 475.137398

425 Sunset Ct., P.O. Box 169
Mt. Zion, IL 62549

(217) 855-3026

The Corley Farm

118.79 +/- tax acres

*Seven Hickory TWP
Coles County, IL*

**Offered as a Single Tract
Selling Tax Acres**

Auctioneer: Alex R. Head
441.002555



FIELD LEVEL
AGRICULTURE, INC.
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

WWW.FIELDLEVELAG.COM

General Terms

Sale Property

Field Level Agriculture, Inc., is offering 118.79 +/- Tax Acres at Public Auction on November 14, 2023 @ 10:00am. The Corley Farm is a prime tract of farmland located in Seven Hickory Township, Coles County, IL. The property will be offered as a single tract.

Procedure of Sale

Auction will be held live and in-person at the Unique Suites Hotel (920 W Lincoln Ave, Charleston, IL 61920) on November 14, 2023, at 10:00am. Online bidding will be available for those parties not able to attend in person - see website for online bidding instructions (*online bidders must register 24 hrs. in advance - no exceptions*). Bidding will be per real estate tax acre. This is not an absolute auction and confirmation of bids is required by the Seller(s) prior to the execution of a purchase agreement. Seller(s) reserve the right to reject any and all bids. *Announcements made day of sale take precedence over all printed material.*

Down Payment

Upon acceptance of winning bid, the successful bidder shall be required to enter into a written purchase agreement and submit 10% earnest money by personal check, cashier's check or bank wire. Your bidding is not conditional upon financing. Please secure all financing arrangements prior to the auction.

Closing

The closing shall occur on or before December 20, 2023, at Crites Title Company located at 1620 Broadway Ave, Mattoon, IL 61938.

Real Estate Taxes

Buyer will receive a credit at closing for the 2023 real estate taxes payable in 2024, based on most recent ascertainable figures. The buyer shall then be responsible for payment of said taxes.

Possession

Possession will be granted at closing, subject to the rights of the tenant in possession. Seller & Tenant retain the right to enter the premises for the purpose of harvesting and the removal of the 2023 crops, and Buyer will not interfere with the same. The property sells with open tenancy for the 2024 crop year.

Minerals

The owner's interest in any mineral rights, if any, will be included with the sale of the property.

Survey

The Seller(s) will not be providing a boundary survey to the Buyer prior to the closing of the transaction(s). Selling via real estate tax acres.

Easements

This property sells subject to any and all easements of record and they will be conveyed with the property.

Reimbursements Due

Any reimbursements due will be announced and outlined on the day of sale. Online bidding platform will note reimbursements by tract.

Confirmation of Bids

This is not an absolute auction and the Seller(s) confirmation of the winning bid(s) is/are required prior to execution of the purchase agreement. Seller(s) reserve the right to reject any and all bids. Confirmation of bids / Seller approval will be done after all rounds of bidding have concluded (*at the end of the auction*).

Public Auction: November 14, 2023 @ 10:00AM

Disclaimer

The information in this brochure is considered to be accurate, however, the information is subject to verification. No liability for errors or omissions is assumed. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or Field Level Agriculture, Inc. The information contained in the supporting literature is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Field Level Agriculture, Inc. Each potential buyer is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and do so at their own risk. Neither the Seller nor Field Level Agriculture, Inc. are warranting and specific zoning classification, location of utilities, nor warranting or representing as to fitness for a particular use access, or physical or environmental condition. Diagrams and dimensions in the marketing literature are approximate. All information contained in any related materials are subject to the terms and conditions of sale outlined in the purchase contract. *Announcements made day of sale take precedence over all printed material.*

Agency

Field Level Agriculture, Inc., its brokers and representatives, are the agent of the Seller(s) only.



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

Broker: Tom Courson
475.137398

Auctioneer: Alex R. Head
441.002555

Sale Property - General Information

Real Estate Tax Data

The Corley Farm is being sold via Real Estate Tax Acres. Below are the Coles County Treasurer's Office real estate tax information on the subject property:

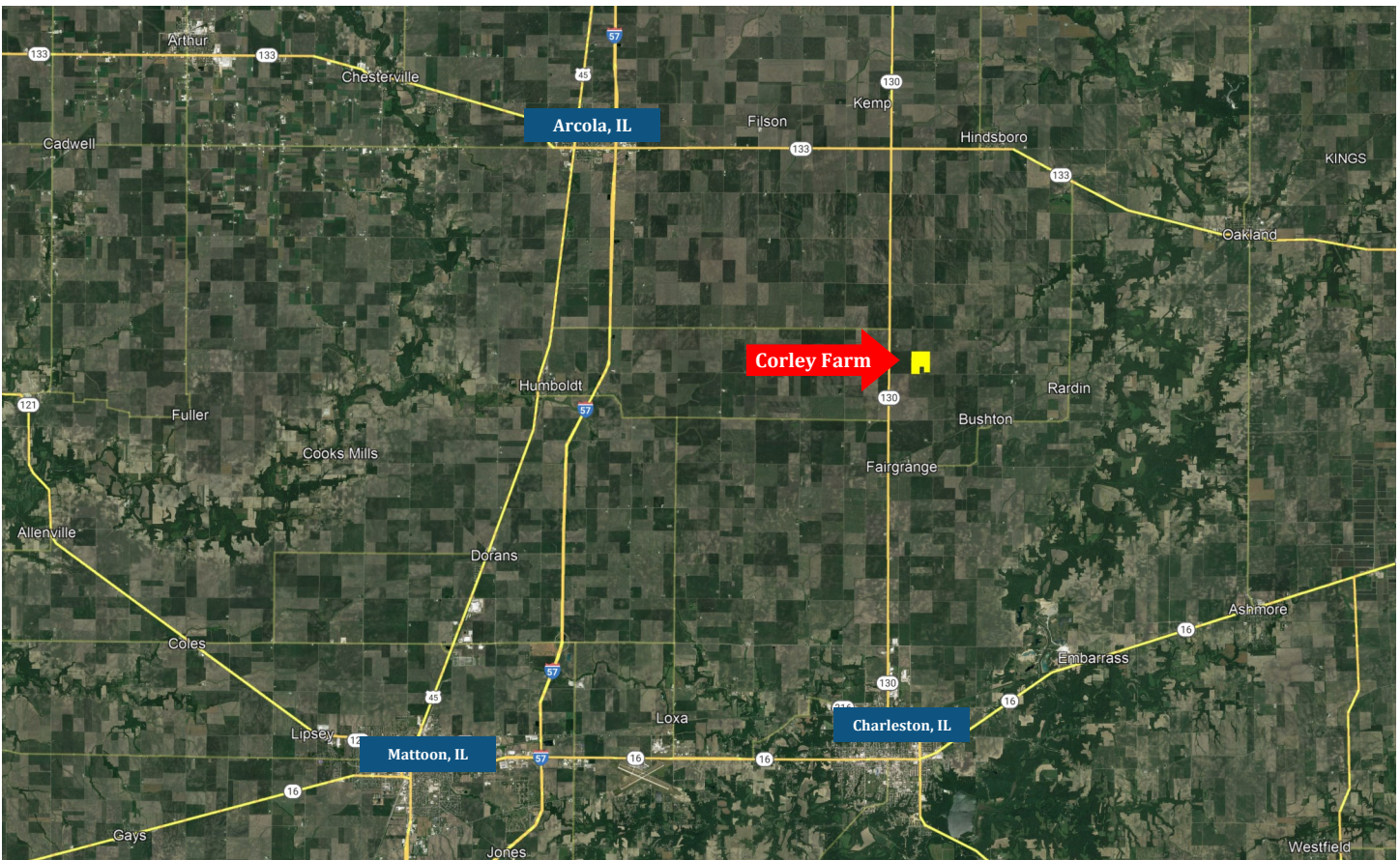
PIN No.	Acres	Taxes	Taxes Per Acre
12-0-00904-000	51.79	\$ 2,304.80	\$ 44.50
12-0-00899-000	67.00	\$ 2,970.96	\$ 44.34
Total	118.79	\$ 5,275.76	\$ 44.42

FSA Information

Farm 8191 Provided by Coles County FSA Office

Cropland	CRP	Corn Base Ac / PLC Yield	Soybean Base Ac / PLC Yield
120.14 Acres	0.00 Acres	77.50 Ac / 175 bu.	41.70 Ac / 54 bu.

Expanded Aerial of Sale Property



Tract is located eight miles north of Charleston, Illinois, on Co. Rd. 1600N. One-Half mile east of IL Rt. 130

Property Lines are Approximate

A Coles County Offering.

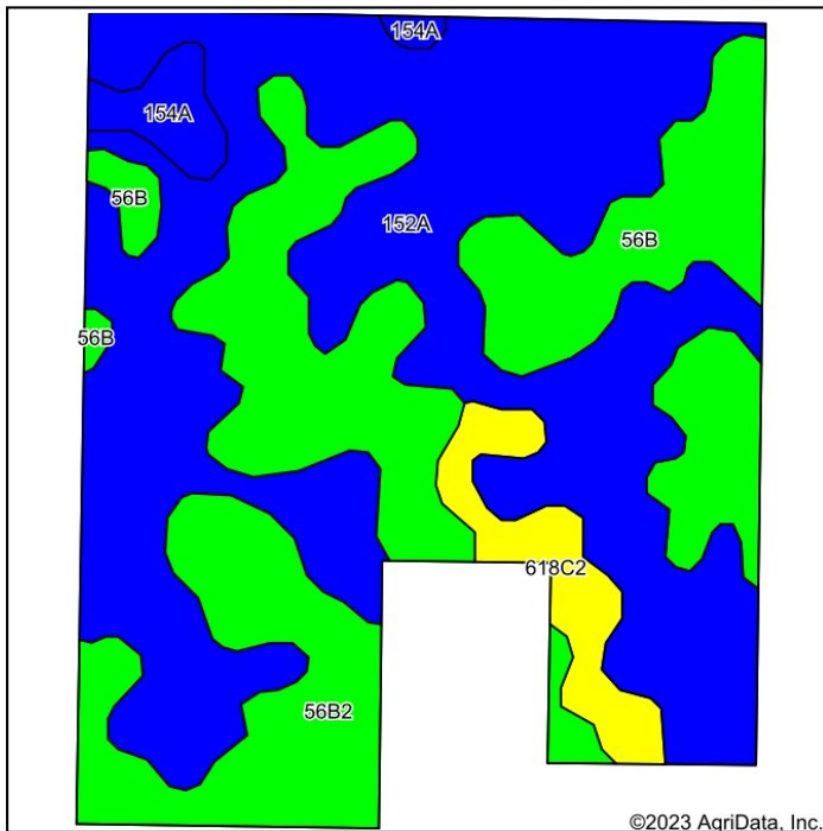
November 14th Land Auction

Aerial Map

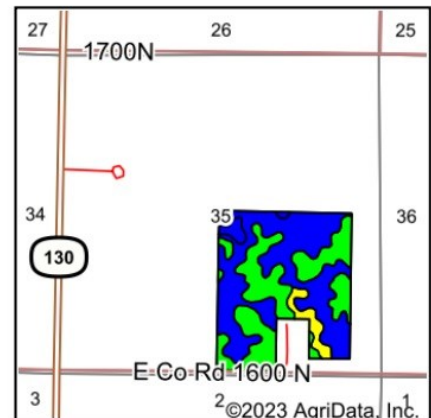


Property Lines are Approximate

Soil Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Coles
Location: 35-14N-9E
Township: Seven Hickory
Acres: 118
Date: 9/5/2023



FIELD LEVEL
— AGRICULTURE, INC. —

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com

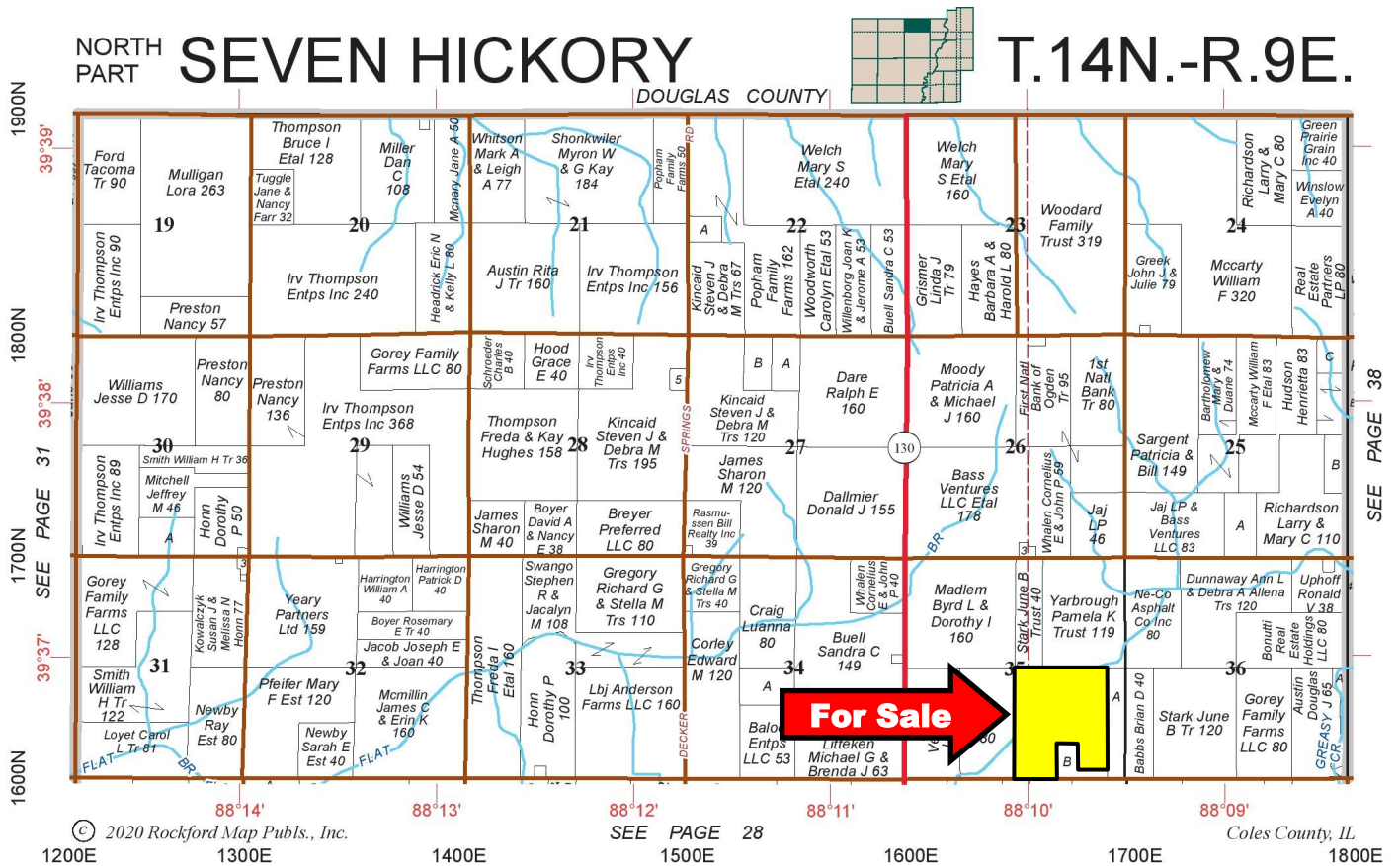


Area Symbol: IL029, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-leg ume ^e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	63.15	53.5%		FAV	195	63	73	100	0	0.00	5.64	144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	29.35	24.9%		FAV	**171	**53	**66	**94	0	**5.96	0.00	**124
**56B	Dana silt loam, 2 to 5 percent slopes	16.74	14.2%		FAV	**178	**55	**68	**98	0	**6.21	0.00	**130
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	5.84	4.9%		FAV	**136	**44	**54	**65	0	**3.26	0.00	**100
154A	Flanagan silt loam, 0 to 2 percent slopes	2.92	2.5%		FAV	194	63	77	102	0	0.00	5.90	144
Weighted Average						183.7	58.4	69.7	96.5	*-	2.52	3.16	134.9

November 14th Land Auction

Plat Map



Coles County Farmland Auction



Unique Suites Hotel 920 W. Lincoln Ave Charleston, IL 61920 **10:00AM** on **September 15th**



FIELD LEVEL
— AGRICULTURE, INC. —

Auction Staff – *Field Level Agriculture, Inc.*



Seth Baker, *Managing Broker*
Mt. Zion Office
(217) 329-4048



Tom Courson, *Broker*
Mt. Zion Office
(217) 855-3026



Josh Peak, *Broker*
Jacksonville Office
(217) 473-1399



Nick Suess, *Broker*
Greenville Office
(618) 267-1236



Logan Frye, *Broker*
Springfield Office
(217) 619-6473



Chris Dorsey, *Broker*
Jacksonville Office
(217) 370-7622



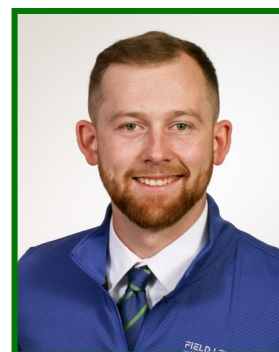
Ryan Reifschneider, *Broker*
Belleville Office
(618) 539-8613



Debra Reifschneider, *Broker*
Belleville Office
(618) 539-8613



Alex Head, *Broker*
Mt. Zion Office
(217) 519-4299



Kinser Wargel, *Broker*
Springfield Office
(217) 619-3673

November 14th Land Auction



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT
425 Sunset Ct., P.O. Box 169
Mt. Zion, IL 62549

118.79 Tax Acres
Offered as a Single Tract

(217) 855-3026

Broker: Tom Courson

475.137398

Farmland Auction
Coles County, IL

November 14, 2023
10:00AM



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

WWW.FIELDLEVELAG.COM