

Crawford Co. IL, Land Auction

75+/- Acres • 45.92+/- Tillable • Offered in 3 Tracts

BUSY IN THE FIELD?

Call or click in advance to register to bid online or by phone,
Call Auctioneer Gregg Parrott: (618) 843-4905 or Tyler Parrott: (618) 707-8753

4SELLAFARM

YOUR TEAM ON THE GROUND

WE SELL LAND AT ZERO SELLER COST

LAND LOCATION

SW CORNER OF IL
RTE. 33 AND
CR 300N,
HEATHSVILLE,
CRAWFORD CO. IL

AUCTION DATE

THURSDAY
NOV 6 ²⁰/₂₅
5:00PM

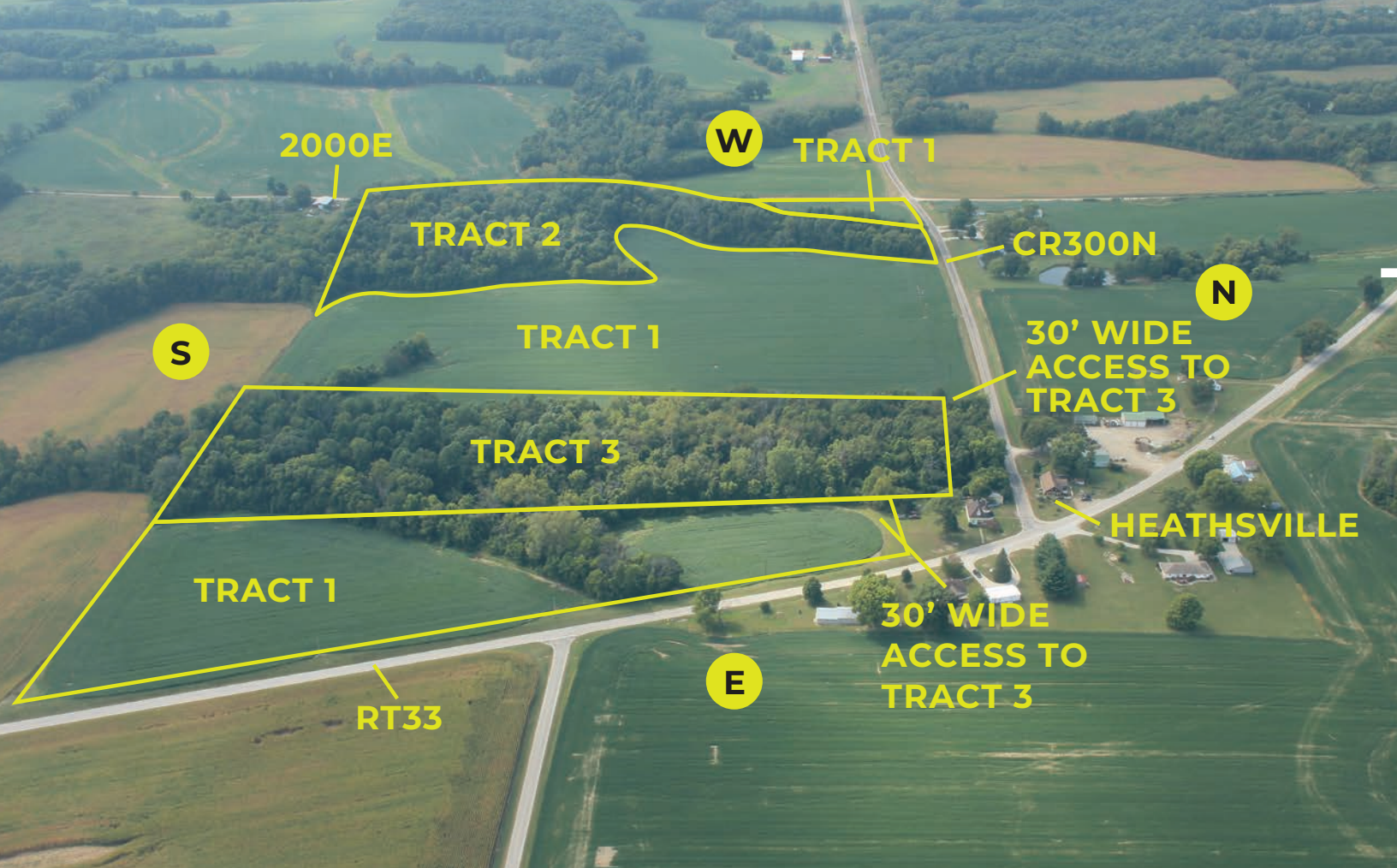
AUCTION LOCATION

**FLAT ROCK
COMMUNITY
CENTER**

104 N CENTRAL AVE
FLAT ROCK, IL 62457

NEW WEBSITE

See 4sellafarm.com for photos, drone flyover, FSA and soil maps.



TRACT 1: 46.24 +/- ACRES MOST ALL TILLABLE

ACCESS

Direct access to IL Rte 33 and CR 300N

SOILS

79B Menfro Silt Loam 2-5 percent slopes 22.98 Acres
453A Muren Silt Loam 0-2 percent slopes 13.02 Acres
79C2 Menfro Silt Loam 5-10 percent slopes 9.16 Acres
Crop productivity index 116.9

FSA INFO

Farm 914 Tract 1632
Corn Base Acres 34.70 PLC Yield 113
Soybeans Base Acres 7.20 PLC Yield 34
Wheat Base Acres 6.30 PLC Yield 59

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TRACT 2: 13.61 +/- ACRES ALL WOODED

ACCESS:

Direct access to CR 300N on North and CR 2000E on the West

SOILS:

8F Hickory Silt Loam 18-35 percent slopes 4.36 Acres
3333A Wakeland Silt Loam 0-2 percent slopes 3.37 Acres
79B Menfro Silt Loam 2-5 percent slopes 3.07 Acres
79C Menfro Silt Loam 5-10 percent slopes 2.98 Acres

TRACT 3: 12 +/- ACRES MOST ALL WOODED

ACCESS:

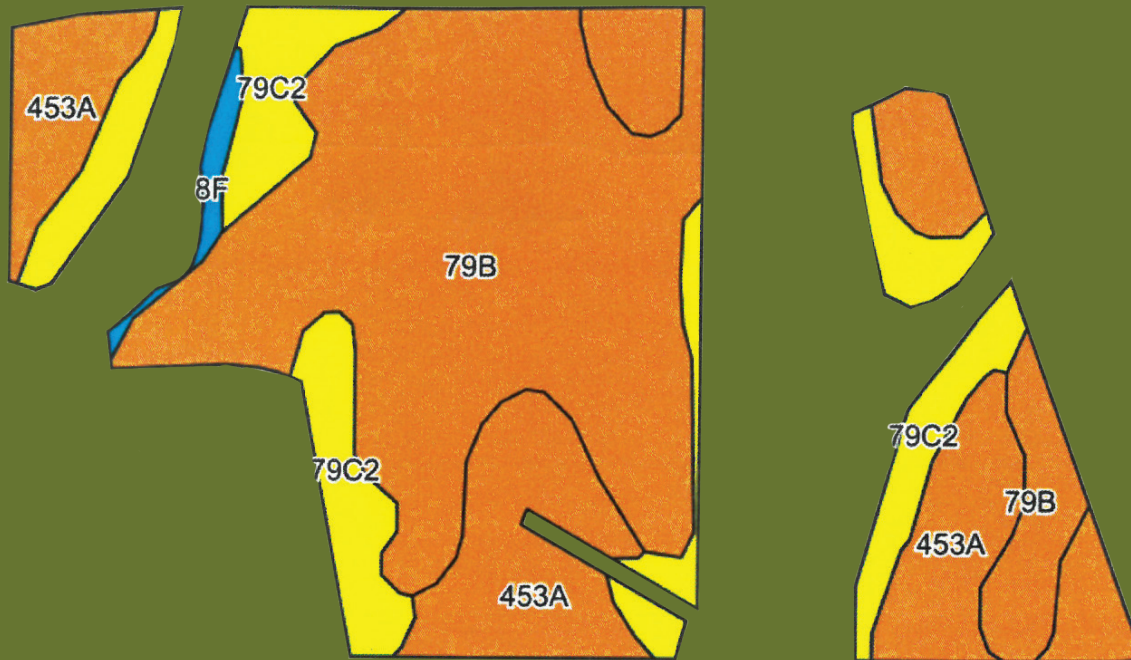
Owned 30ft wide lane on East edge of tract 1 to CR 300N. Also 30 ft wide owned lane on North edge of the East part of Tract 1 to IL Rte. 33

SOILS:

79C2 Menfro Silt Loam 5-10 percent slopes 8.53 Acres
79B Menfro Silt Loam 2-5 percent slopes 3.91 Acres

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TRACT #1 SOIL MAP



Area Symbol: IL033, Soil Area Version: 22														
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Soil Drainage	*Subsoil rooting a	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Oats Bu/A b	*Grass-legume e hay, T/A	*Crop productivity index for optimum management	*n NCCPI Overall
**79B	Menfro silt loam, 2 to 5 percent slopes	22.98	50.2%	■	> 6.5ft.	Well drained	FAV	**163	**50	**62	0	**5.00	**119	86
453A	Muren silt loam, 0 to 2 percent slopes	13.02	28.5%	■	> 6.5ft.	Moderately well drained	FAV	163	50	61	0	5.00	119	82
**79C2	Menfro silt loam, 5 to 10 percent slopes, eroded	9.16	20.0%	■	> 6.5ft.	Well drained	FAV	**153	**47	**59	0	**5.00	**112	73
**8F	Hickory silt loam, 18 to 35 percent slopes	0.59	1.3%	■	> 6.5ft.	Well drained	FAV	**89	**30	**36	**41	**3.00	**68	24
Weighted Average								160	49.1	60.8	0.5	5	116.9	*n 81.5
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 01-28-2025 Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809 * The flood/pond factor has been removed for B811 indexes and yields. ** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG b Soils in the southern region were not rated for oats and are shown with a zero "0". e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0". *n: The aggregation method is "Weighted Average using all components"														
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.														

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TRACT #2 AND #3 SOIL MAP



TRACT 2



TRACT 3

Area Symbol: IL033, Soil Area Version: 22															
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Soil Drainage	*Subsoil rooting a	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Oats Bu/A b	*Grass-legume e hay, T/A	*Crop productivity index for optimum management	*n NCCPI Overall	
**79C2	Menfro silt loam, 5 to 10 percent slopes, eroded	11.52	43.3%		> 6.5ft.	Well drained	FAV	**153	**47	**59	0	**5.00	**112	73	
**79B	Menfro silt loam, 2 to 5 percent slopes	6.97	26.3%		> 6.5ft.	Well drained	FAV	**163	**50	**62	0	**5.00	**119	86	
**8F	Hickory silt loam, 18 to 35 percent slopes	4.35	16.4%		> 6.5ft.	Well drained	FAV	**89	**30	**36	**41	**3.00	**68	24	
**3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	3.37	12.7%		> 6.5ft.	Somewhat poorly drained	FAV	**174	**56	**68	**86	**5.56	**128	79	
453A	Muren silt loam, 0 to 2 percent slopes	0.34	1.3%		> 6.5ft.	Moderately well drained	FAV	163	50	61	0	5.00	119	82	
Weighted Average								147.9	46.2	57.2	17.6	4.7	108.7	*n 69.3	

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ILLINOIS
CRAWFORD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 914
Prepared : 9/22/25 12:16 PM CST
Crop Year : 2025

Tract 1632 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	45.92	2.40	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.30	0.00	59
Corn	34.70	0.00	113
Soybeans	7.20	0.00	34
TOTAL	48.20	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](https://www.usda.gov/how-to-file-a-program-discrimination-complaint) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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TERMS & CONDITIONS

FARM RIGHTS: Current tenant has contract through December 31st, 2025. Buyer to have 2026 farm rights.

MINERAL RIGHTS: Buyer to receive all interest in all oil, gas, hydrocarbons and any other minerals owned by the seller, if any.

POSSESSION: Possession of Tract 1 will December 31st, 2025. Tracts 2 and 3 will be date of closing

SURVEY: Any survey cost will be paid for by the Buyer(s). Any Acreage differences greater than a half (1/2) acre plus or minus from the advertised acreage discovered in survey will be reflected in price adjustment based upon original bid price per acre and original buyer's premium.

TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owners Policy of Title Insurance in the amount of purchase price for surface rights only, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).

AGENCY: 4SELLAFARM, Your Team on the Ground and it's representatives are acting as agents for the Seller.

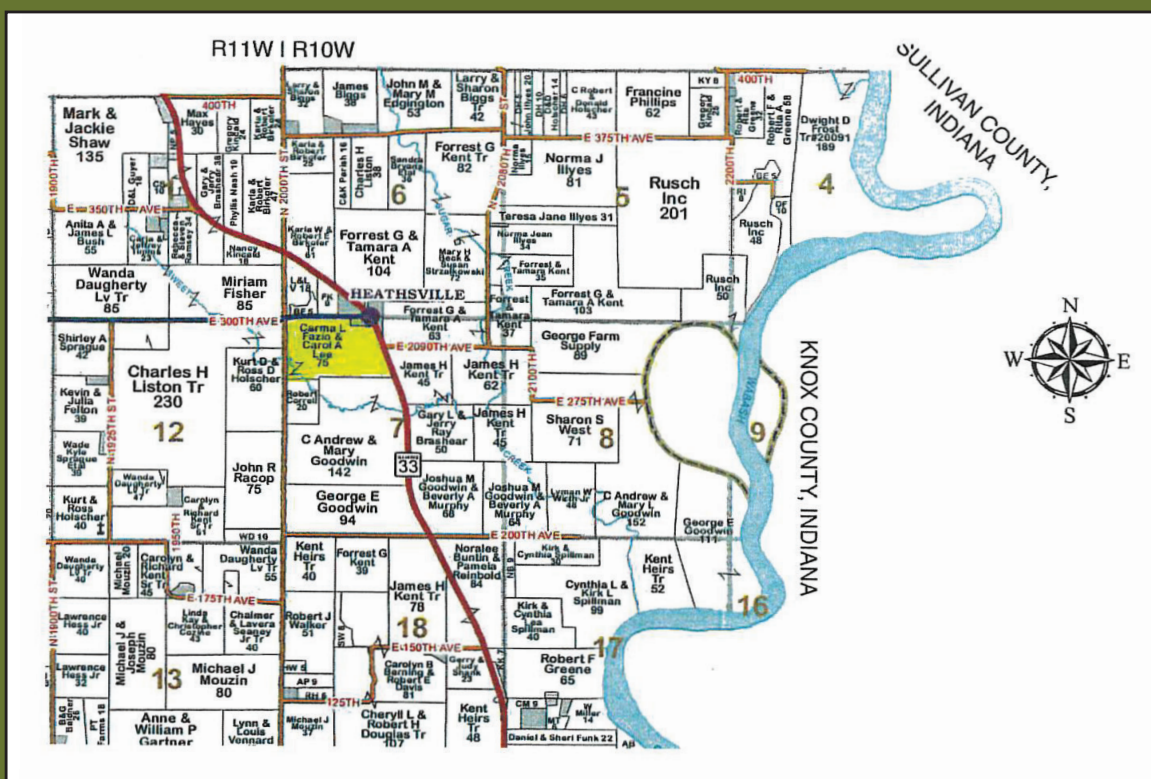
BIDDING: Live, online, and phone bidding is available. Online bidding will be done using HiBid. Our website 4SELLAFARM.com will have a link to register to bid.

APPROVAL OF BIDS: Land is being sold subject to owner confirmation.

TERMS: 10% down day of sale non-refundable escrow. 6% Buyers Premium. Closing to occur as soon as necessary documents are prepared, Plan to close within 45 days. Have financial arrangements made prior to sale as sale is not contingent upon Buyer(s) ability to obtain financing.

OTHER ANNOUNCEMENTS: All information provided is from sources deemed reliable however not guaranteed. Parties relying on such are urged to perform due diligence and base their decisions upon that information. Announcements made from the podium day of auction take precedence over any previous information.

Prospective buyer(s) are welcome to walk the land at their convenience.



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