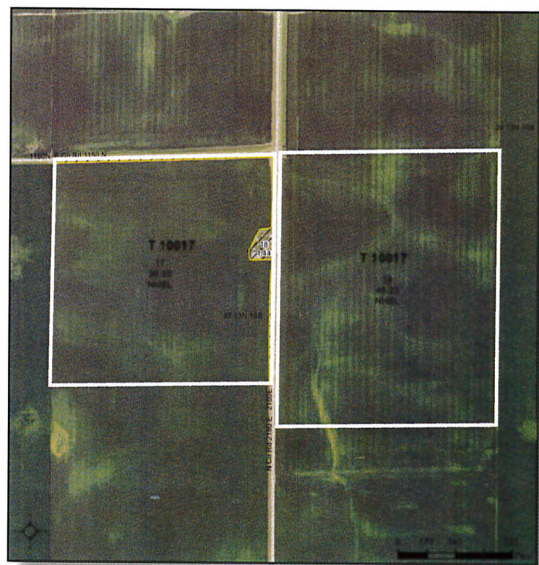
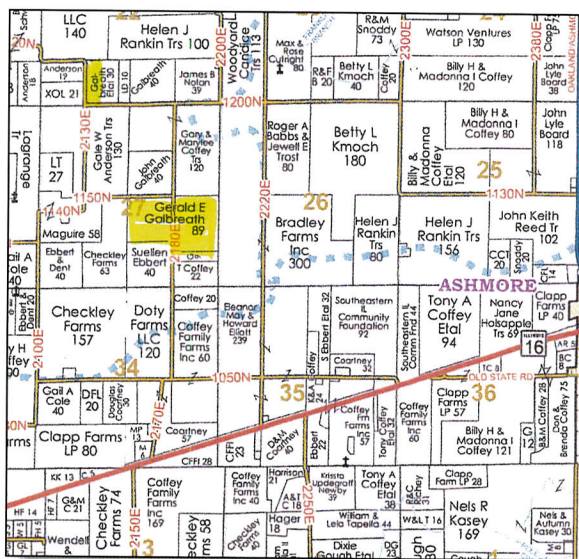


AUCTION REAL ESTATE FARMLAND

**THURSDAY, DECEMBER 15, 2022
10:00 A.M. (Live Auction)**

HELD AT THE U-HOTEL ON LINCOLN AVE. CHARLESTON



**FARM IS LOCATED EAST OF ASHMORE IL
NORTH ON CO RD 2180E**

COLES COUNTY

104 ACRES - 102.78 TILLABLE

WEST ASHMORE TOWNSHIP - Sec. 27 & 22 T.13N-R10E

SELLER: GERALD GALBREATH HEIRS

Attorney: John Barger 217-234-6481

Call or write for complete legal description & details

Terms: Cash or good check. Buyer must register for a Buyer's Number. Buyer will pay 10% of sale price on day of sale. Remainder at time of closing or approximately 30 days from sale. Announcements sale day take precedence over printed material. 2022 taxes will be paid by Seller through a credit at time of closing. Seller reserves the right to refuse or reject any or all bids. Seller will furnish Title Insurance. Auctioneers are acting only as an agent for the seller and are not responsible for accidents or liability or errors in the information regarding the Auction. I.D. required to register for Buyer's Number. FARM TENANCY IS OPEN FOR 2023 CROP YEAR.

STANFIELD AUCTION AND REAL ESTATE

Michael Stanfield

3121 Oakwood Drive • Charleston, IL 61920 • 217-345-7772 • IL Lisc. 440000101

www.stanfieldauction.com

Tract Number : 2594
Description : K4-3
FSA Physical Location : ILLINOIS/COLES
ANSI Physical Location : ILLINOIS/COLES
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ████████████████████
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
28.67	28.67	28.67	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	28.67	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	28.14	0.00	160
TOTAL	28.14	0.00	

Tract Number : 10017
Description : S27 T13N R10E
FSA Physical Location : ILLINOIS/COLES
ANSI Physical Location : ILLINOIS/COLES
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ████████████████████
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
90.22	88.78	88.78	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	88.78	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	87.98	0.00	160
TOTAL	87.98	0.00	

26 13N 10E

1150N E Co Rd 1150 N

T 10017

17
39.55
NHSL

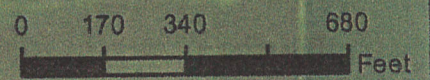
27 13N 10E

18
1.44

T 10017

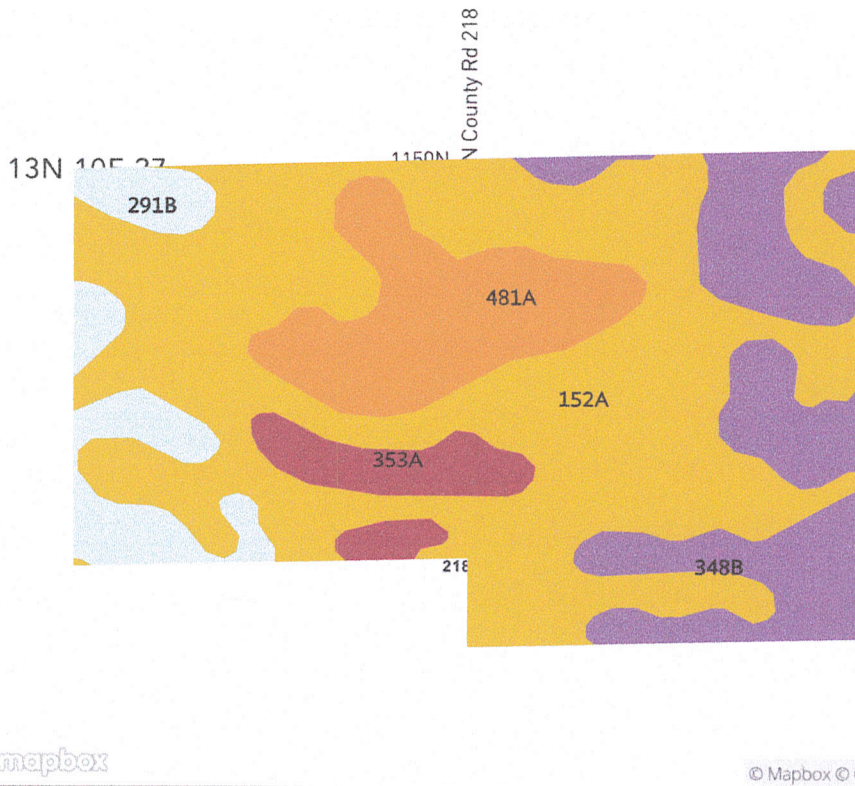
19
49.23
NHSL

N Co Rd 2180 E 2180E

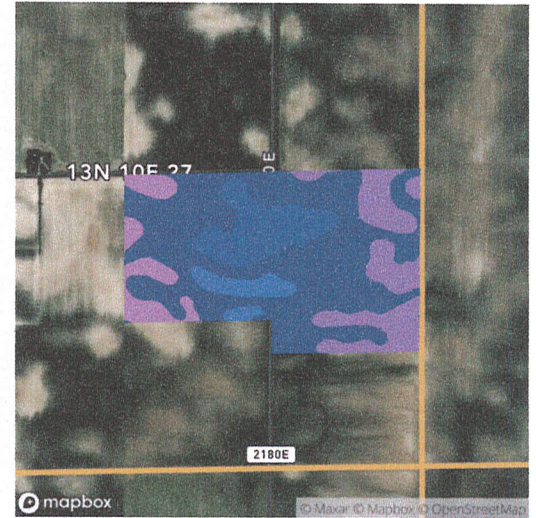


4 fields, 92 acres in Coles County, IL

TOWNSHIP/SECTION 13N 10E - 26, 27



AVG PI **135.4** COUNTY AVG 124.8



QUALITY 82 142



© Mapbox © OpenStreetMap

Source: NRCS Soil Survey

All fields

92 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
152A	Drummer silty clay loam, 0 to 2 percent slopes	52.22	57.0%	2	144.0
348B	Wingate silt loam, 2 to 5 percent slopes	15.88	17.3%	2	119.0
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	11.83	12.9%	1	134.0
291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	7.11	7.8%	2	116.0
353A	Toronto silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	4.50	4.9%	2	128.0
					135.4



Airtight Rd

22 13N 10E

T 2594

6

28.67

HEL

2130E

Co Rd 2130 E

1200N E Co Rd 1200 N

27 13N 10E

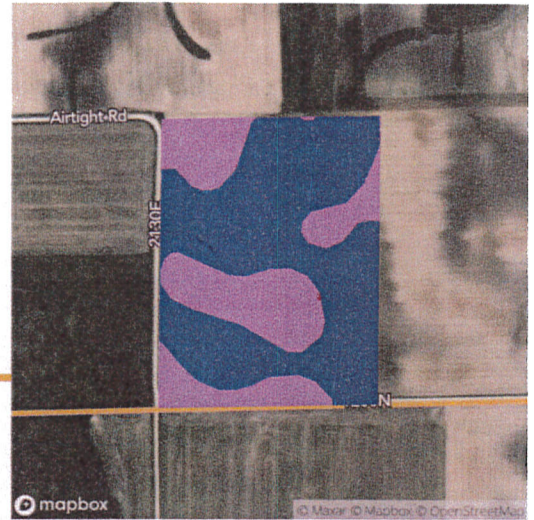
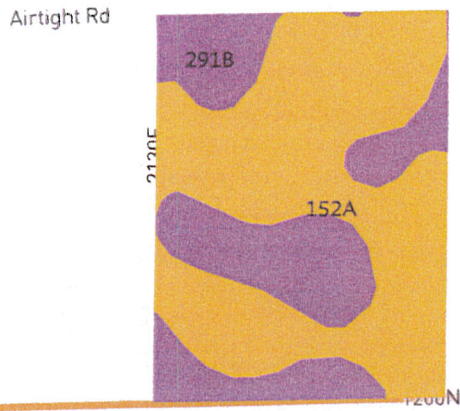
0 170 340 680 Feet

AVG PI
134.0

AVG NCCPI
84.4

COUNTY AVG
124.8

COUNTY AVG
78.3



© Mapbox © OpenStreetMap

QUALITY 82 142

Source: NRCS Soil Survey

All fields

29 ac.

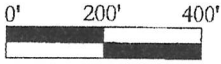
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
152A	Drummer silty clay loam, 0 to 2 percent slopes	18.93	64.3%	2	144.0
291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	10.50	35.7%	2	116.0
					134.0

PLAT OF SURVEY

PART OF THE SE 1/4 OF THE SW 1/4
OF SECTION 22, T13N, R10E, 3RD P.M.
COLES COUNTY, ILLINOIS

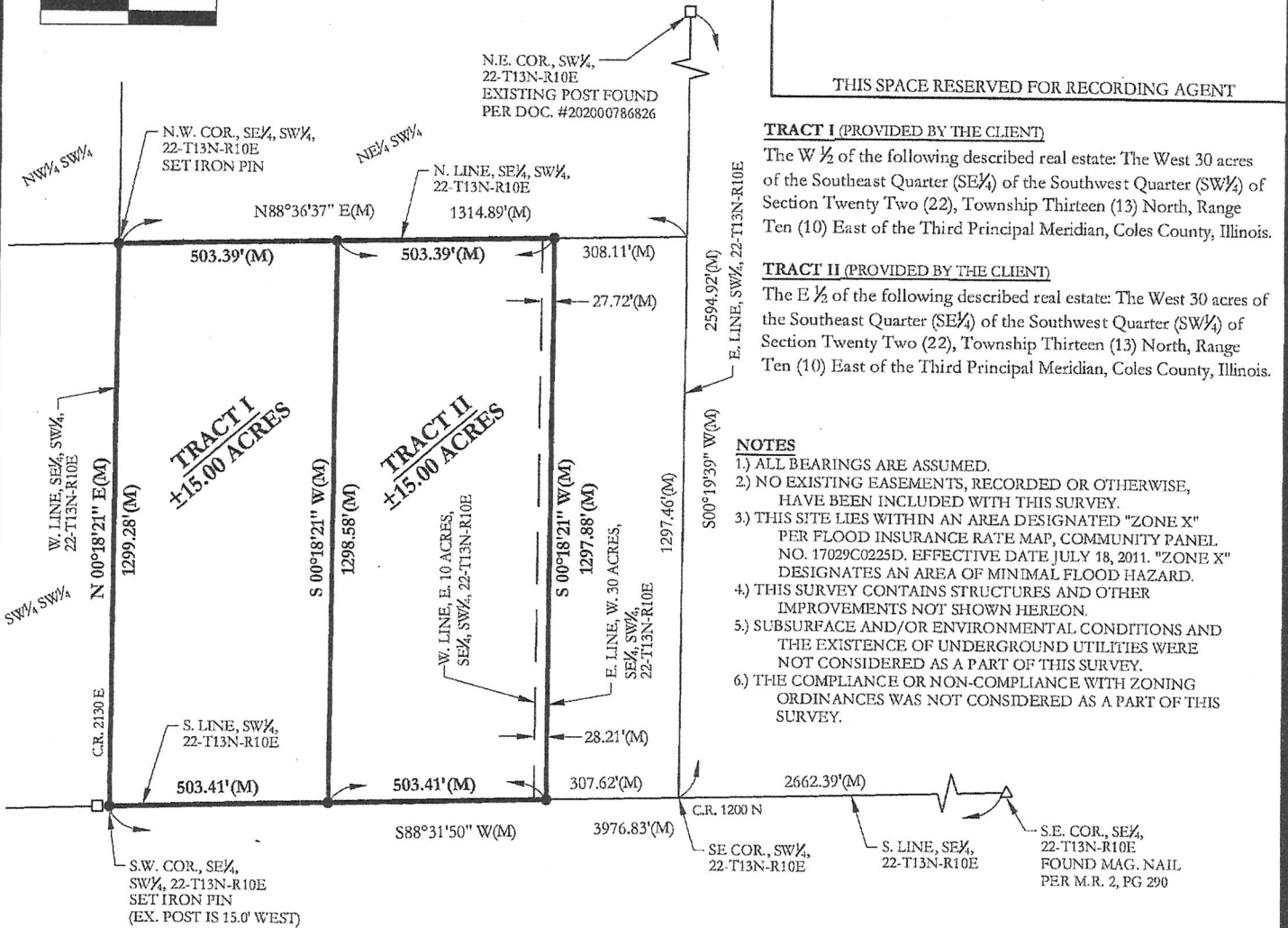


SCALE: 1"=400'



LEGEND

○	IRON PIN/PIPE FOUND
●	IRON PIN SET
△	MAG NAIL FOUND
□	EXISTING POST
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION



THIS SPACE RESERVED FOR RECORDING AGENT

TRACT I (PROVIDED BY THE CLIENT)

The W $\frac{1}{2}$ of the following described real estate: The West 30 acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Two (22), Township Thirteen (13) North, Range Ten (10) East of the Third Principal Meridian, Coles County, Illinois.

TRACT II (PROVIDED BY THE CLIENT)

The E $\frac{1}{2}$ of the following described real estate: The West 30 acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Two (22), Township Thirteen (13) North, Range Ten (10) East of the Third Principal Meridian, Coles County, Illinois.

NOTES

- 1) ALL BEARINGS ARE ASSUMED.
- 2) NO EXISTING EASEMENTS, RECORDED OR OTHERWISE, HAVE BEEN INCLUDED WITH THIS SURVEY.
- 3) THIS SITE LIES WITHIN AN AREA DESIGNATED "ZONE X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17029C0225D, EFFECTIVE DATE JULY 18, 2011. "ZONE X" DESIGNATES AN AREA OF MINIMAL FLOOD HAZARD.
- 4) THIS SURVEY CONTAINS STRUCTURES AND OTHER IMPROVEMENTS NOT SHOWN HEREON.
- 5) SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS AND THE EXISTENCE OF UNDERGROUND UTILITIES WERE NOT CONSIDERED AS A PART OF THIS SURVEY.
- 6) THE COMPLIANCE OR NON-COMPLIANCE WITH ZONING ORDINANCES WAS NOT CONSIDERED AS A PART OF THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, JADE R. REID, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3798, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, IN THE MONTH OF JULY 2022. ALL MONUMENTS HAVE BEEN SET OR FOUND AS INDICATED ON THIS PLAT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 28TH DAY OF JULY, 2022 A.D.

PREPARED BY:

JADE R. REID I.P.L.S. #3798
LICENSE EXPIRES NOV. 30, 2022



HAMMOND & REID
LAND SURVEYING, LTD.

550 S. CEDAR ST. SHELBYVILLE, IL 62565
(217) 294-3344 (217) 962-1772
DESIGN FIRM LIC. # 184-005735 (EXPIRES 04/30/2023)

FB #43 - CLIENT: COLDWELL BANKER			
DRWG BY: KLK	CHK'D BY: JRR	PROJ. NO: 1852.02	SHEET NO: 1
CAD DWG. 1852.02.dwg		DATE: 07/28/2022	OF 1