

LAND AUCTION

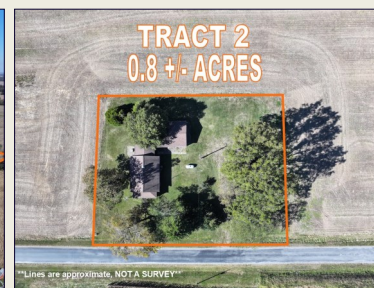
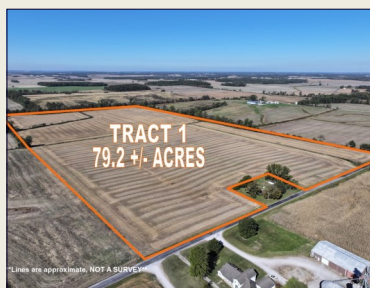
80 +/- ACRES

IN WHITE COUNTY OFFERED IN 2 SEPARATE TRACTS (WITH RESERVE)

THURSDAY, NOVEMBER 21ST, 2024 @ 6PM

AUCTION LOCATION: "THE LIONS DEN" - 305 1ST ST., CARMI, IL 62821
(CARMI LIONS CLUB LOCATED ACROSS FROM FIRST PRESBYTERIAN CHURCH)

LIVE, IN-PERSON, PUBLIC AUCTION
WITH ONLINE PRE-BIDDING AVAILABLE!!!



TRACT 1

79.2 +/- ACRES OF PRODUCTIVE FARMLAND
SEE INFORMATION SHEET FOR DETAILS

TRACT 2

0.8 +/- ACRE HOMESITE, HOUSE AND GARAGE
SEE INFORMATION SHEET FOR DETAILS

LAND LOCATION: 2333 CR 800 E, BURNT PRAIRIE, IL 62820 (WHITE COUNTY)

From "Chuck Wagon Charlie's" near the I-64 (Exit 117) on/off ramp, East of Burnt Prairie, drive South on CR 750 E for a short distance, then take the first left to the East onto CR 2550 N. Follow CR 2550 N as it curves to the Southeast becoming CR 800 E. Continue South on CR 800 E for approximately 1.9 miles. The auction property (2333 CR 800 E, Burnt Prairie, IL 62820) is situated along the West side of the road. (SIGNS POSTED)

GPS COORDINATES: LATITUDE 38.218387, -88.225576 LONGITUDE

AUCTIONEER'S NOTE...

INTEGRITY REALTY & AUCTIONS is pleased to present the WINTER LAND AUCTION featuring 80 +/- taxed acres of productive White County, Illinois farmland and residential property in Burnt Prairie Township, South of Interstate 64! The property will be offered in two separate tracts, live and in-person with online pre-bidding available until Noon on auction day. Visit our website for additional details.

TERMS OF REAL ESTATE AUCTION:

Ten percent (10%), non-refundable earnest deposit required day of auction. Balance due at closing on or before December 31st, 2024. Seller shall pay 2023 and all prior real estate taxes and give credit to Purchaser for pro rata share of 2024 real estate taxes based on the most recent figures available at time of closing. Possession shall be granted at closing. Purchaser shall receive 2025 farming rights. Per Seller and FSA, there are NO current contracts for CRP or other such programs. Seller and tenant farmer shall retain all income for 2024 and all prior growing seasons. Seller and tenant farmer shall pay all costs and retain all liabilities for 2024 and all prior growing seasons. Seller shall convey all oil, coal, natural gas, and other mineral rights owned of record, if any (NO GUARRANTIES, NO WARRANTIES). Offered in two separate tracts with all bidding in lump sum, total dollars per tract pricing. Subject to RESERVE (undisclosed minimum price) and sold in the manner resulting in the highest total sale price. RESERVE amount based on total selling price for the entire farm, NOT per tract price. Offered in lieu of survey with reliance upon acreage totals, estimated boundary lines, and other information found in the public record. Total acreage: 80 +/- TAXED Acres. ONLINE ONLY PRE-BIDDING SHALL BE AVAILABLE UNTIL NOON DAY OF AUCTION. ALL OTHER BIDDING DAY OF AUCTION SHALL BE LIVE AND IN-PERSON UNLESS OTHER ARRANGEMENTS ARE MADE WITH AUCTIONEER. PLEASE NOTE: If TRACT 2 sells to a different Purchaser than TRACT 1, a boundary survey of TRACT 2 shall be provided by Seller to generate a legal description and determine the final size and boundary lines of TRACT 2 ONLY. All closing costs and settlement fees shall be split/paid by the parties in the customary fashion at closing. A commitment for title insurance shall be provided by Seller and issued to Purchaser at closing. Hawthorne Title & Abstract, LLC shall prepare title work and act as closing agent. Transfer documents shall be prepared by Seller's attorney, Matt McArthy. The real property with any/all improvements and/or personal property items are being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY." All announcements made day of auction take precedence over all other written or verbal statements. Auctioneer is agent of Seller only. Not responsible for accidents. SEE OUR WEBSITE FOR ADDITIONAL TERMS AND CONDITIONS.

NO BUYER PREMIUM!!!

SELLER: RICHARD D. AND JANICE ANN WINTER

VIEWINGS AND INSPECTIONS BY APPOINTMENT

Contact Dustin at (618) 445-2267 or email: dustin@integritylistings.net



51 West Main Street, Albion, IL 62806
Office: (618) 445-2267 Mobile: (618) 302-0325

"See the difference **INTEGRITY** makes!"

Dustin Hawkins, Designated Managing Broker/Auctioneer, Illinois License #471.000893/441.002027

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AuctionZip ID #36363





“See the difference **INTEGRITY** makes!”

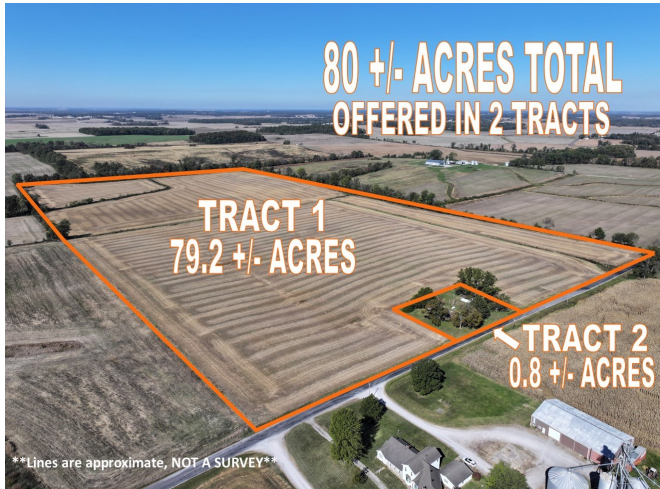
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WINTER LAND AUCTION

80 +/- ACRES IN WHITE COUNTY
OFFERED IN TWO (2) SEPARATE TRACTS

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“THE LIONS DEN” — 305 1ST ST., CARMI, IL 62821
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PROPERTY DETAILS

County	White
Parcel Number(s)	02-32-400-001 and 02-32-400-002
Tract Size m/l	80 +/- Taxed Acres (TOTAL)
Property Type	Farmland, Homesite/Residential
Property Taxes m/l	See Below
Cropland m/l	See Below

ADDITIONAL INFORMATION

TRACT 1—Farmland

79.2 +/- Acres; Parcel ID: 02-32-400-001 and part of 02-32-400-002; RE Taxes: \$1,618.01 (estimated at current assessed value); Cropland/Tillable: 74.45 +/- Acres (per FSA); No current CRP contracts; Primary Soil Type(s): Bonnie, Ava, Belknap, Bluford; Weighted Average Productivity Index: 97.5; Corn Yields: 165 bushels/acre (5 year average per tenant); Soybean Yields: 52 bushels/acre (5 year average per tenant); Previous Cash Rent: \$175.00 per “tillable” acre; Access: County Road 800 East; Notes: Much of the farmland has been tilled (tile map available for review upon request); very productive parcel with great access and excellent drainage

TRACT 2—Homesite (House and Garage)

Year Built	Unknown	County	White
Type of Constuction	1-Story Frame, Brick Veneer	PIN	Part of 02-32-400-002
Square Footage m/l	1,090	School District	Carmi-White County CUSD #5
Total Rooms	5	Heat	Gas FA (age?)
Bedrooms	2	A/C	Central (age?)
Bathrooms	1 Full	Water	Burnt Prairie Water
Foundation	Block Crawlspace	Sewer	Septic
Garage	2-Car, Detached (25'x29')	Average Utilities m/l	Elec.: (Wayne-White); Propane: market
Lot Size m/l	0.8 +/- Acre	Property Taxes m/l	\$792.47 (ESTIMATED w/ no exemptions at curr. assessment)

Room Dimensions—Kitchen: 13'4”x10'6”; Dining Room: 13'3”x10'; Living Room: 13'3”x13'; Bedroom 1: 11'8”x11'9”; Bedroom 2: 10'3”x11'8”; Bathroom (full): 6'10”x10'11”; Enclosed Front Porch: 21'3”x6'6”

Items Included—Refrigerators (2); Range; Microwave; Washer, Dryer (“AS-IS,” no warranties/no guarantees)

More Features...100-amp electrical service on breakers; architectural shingle roof (age ?); carpet, vinyl/linoleum throughout; A.O. Smith 40-gallon, electric water heater; 12'x18' sunroom; 20'x14' shed

Additional information...LP tank leased from Wabash Valley FS (last filled in July 2024, per seller); Utility averages were not available due to vacancy

For a guided tour of the property, please contact Dustin by calling (618) 302-0325 or by email: dustin@integritylistings.net

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Corn = YC GR
 Soybeans = COM GR
 Wheat = SRW GR
 All Crops NI - Unless Otherwise Noted

2025 Program Year
 Map Created October 14, 2024

Farm 5992
 Partial **Tract 11450**

74.45 +/- Acres

Tract Cropland Total: [REDACTED]

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

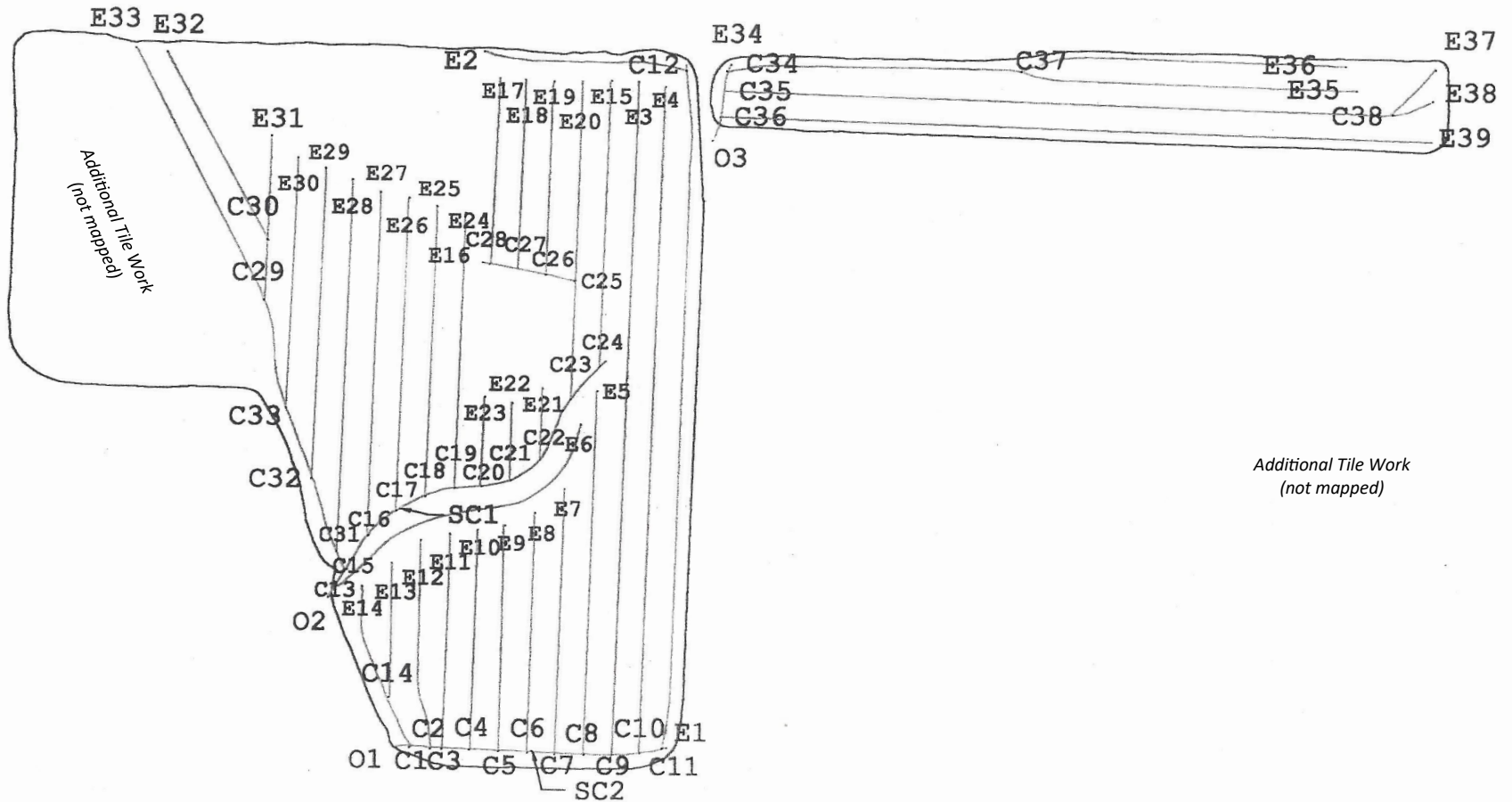
Southern Illinois Drainage
Richard Winter Tile Line Map
Mapped on 10/06/2003

Mapped by:

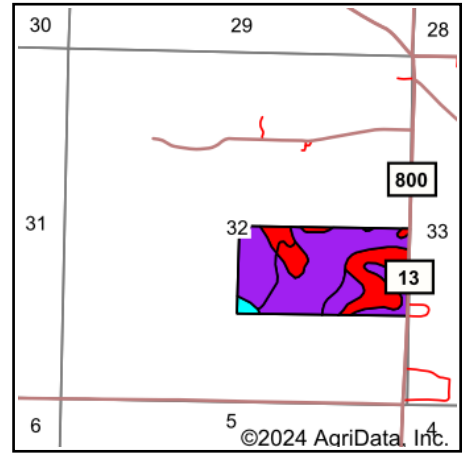
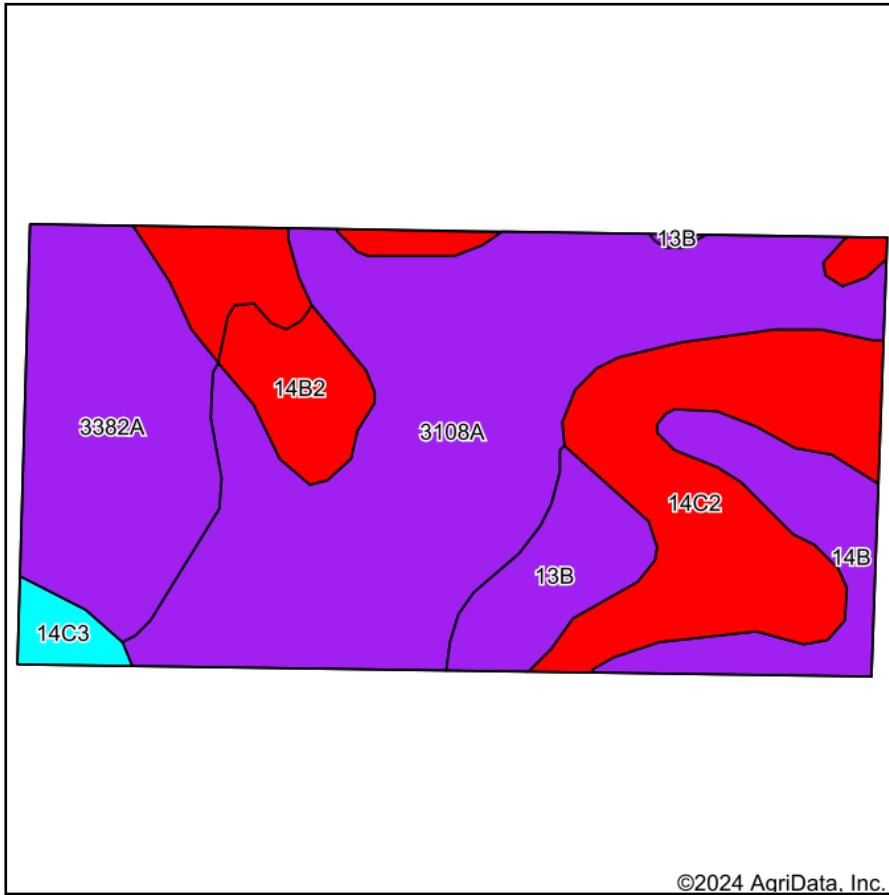


27.3 acres

4.5 acres



Soils Map



State: **Illinois**
 County: **White**
 Location: **32-3S-9E**
 Township: **Burnt Prairie**
 Acres: **80**
 Date: **10/28/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL193, Soil Area Version: 18

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	Grass-legume hay, T/A	Crop productivity index for optimum management
**3108A	Bonnie silt loam, 0 to 2 percent slopes, frequently flooded	32.26	40.4%		FAV	**134	**44	**53	0	**105	**4.10	**100
**14C2	Ava silt loam, 5 to 10 percent slopes, eroded	18.18	22.7%		UNF	**120	**39	**49	0	**95	**2.90	**89
**3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	13.86	17.3%		FAV	**140	**47	**57	**68	0	**4.40	**105
**14B	Ava silt loam, 2 to 5 percent slopes	5.83	7.3%		UNF	**134	**44	**54	0	**106	**3.30	**99
**13B	Bluford silt loam, 2 to 5 percent slopes	4.84	6.0%		FAV	**135	**44	**54	0	**109	**3.40	**100
**14B2	Ava silt loam, 2 to 5 percent slopes, eroded	3.67	4.6%		UNF	**126	**41	**51	0	**100	**3.10	**93
**14C3	Ava silty clay loam, 5 to 10 percent slopes, severely eroded	1.36	1.7%		UNF	**99	**33	**40	0	**78	**2.40	**73

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



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	Grass-legume e hay, T/A	Crop productivity index for optimum management
Weighted Average						131	43.1	52.6	11.8	84.2	3.7	97.5

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, flooding, and surface texture. Publication Date: 02-08-2023

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>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, 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".

c Soils in the northern region or in both regions were not rated for grain sorghum 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".

4 Year Crop History

Owner/Operator:

Date:

Address:

Farm Name:

Address:

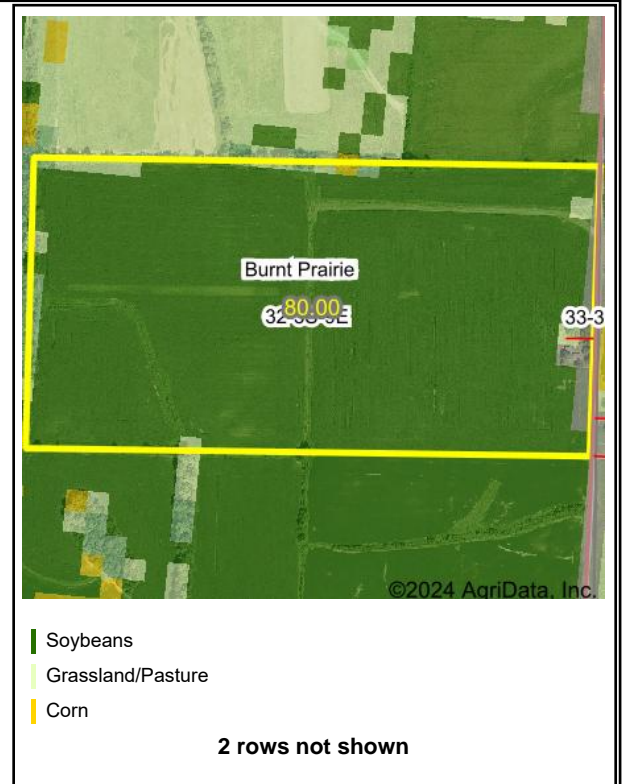
Field ID:

Phone:

Acct. #:

Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 38° 13' 8.06, -88° 13' 46.99

State: IL

County: White

Legal: 32-3S-9E

Twnshp: Burnt Prairie

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



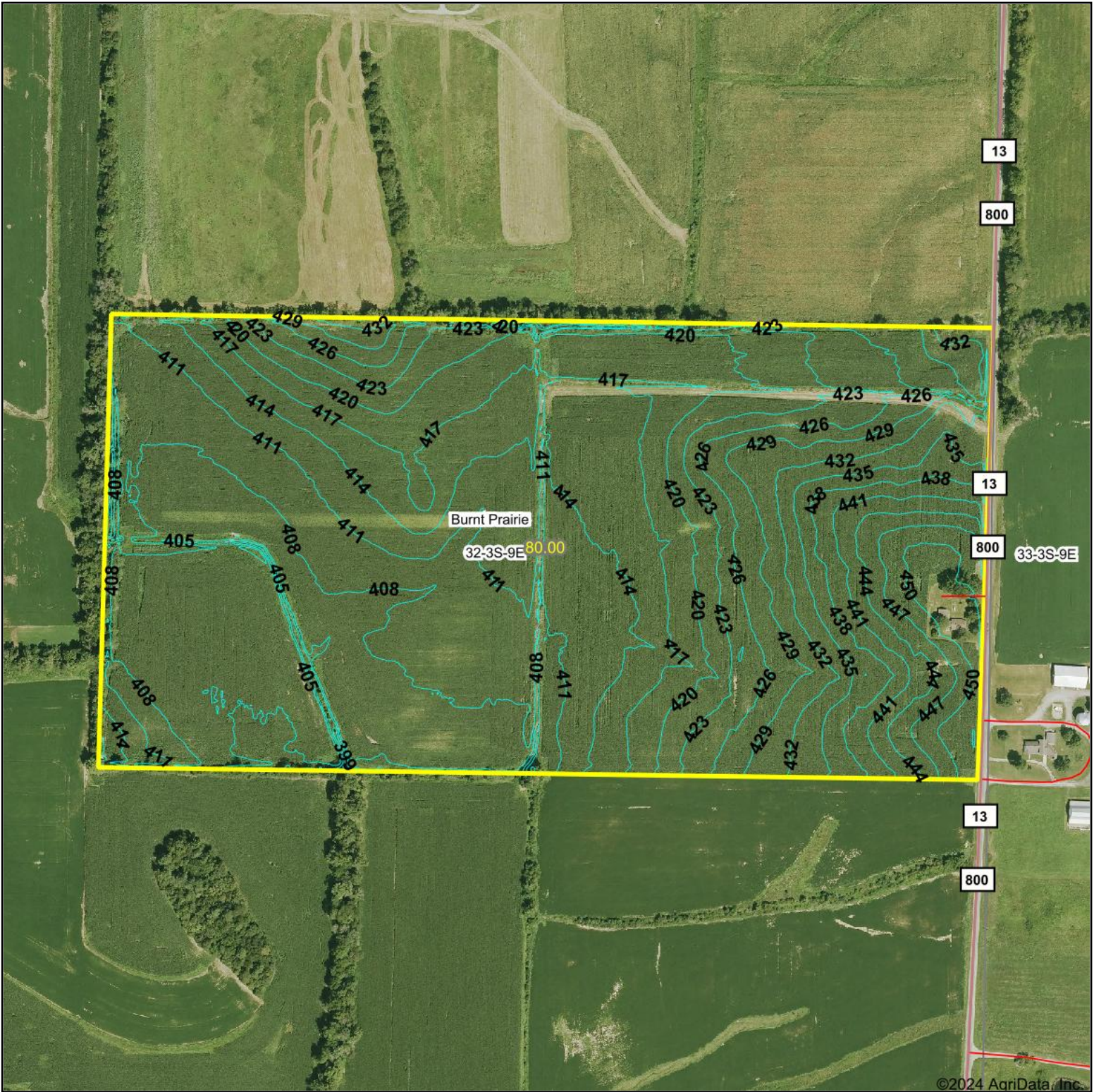
Maps Provided By:



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Topography Contours



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Source: USGS 1 meter dem

Interval(ft): 3.0

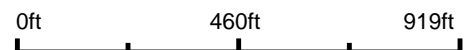
Min: 396.9

Max: 453.1

Range: 56.2

Average: 419.2

Standard Deviation: 12.17 ft



10/28/2024

32-3S-9E
White County
Illinois

Boundary Center: 38° 13' 8.06, -88° 13' 46.99

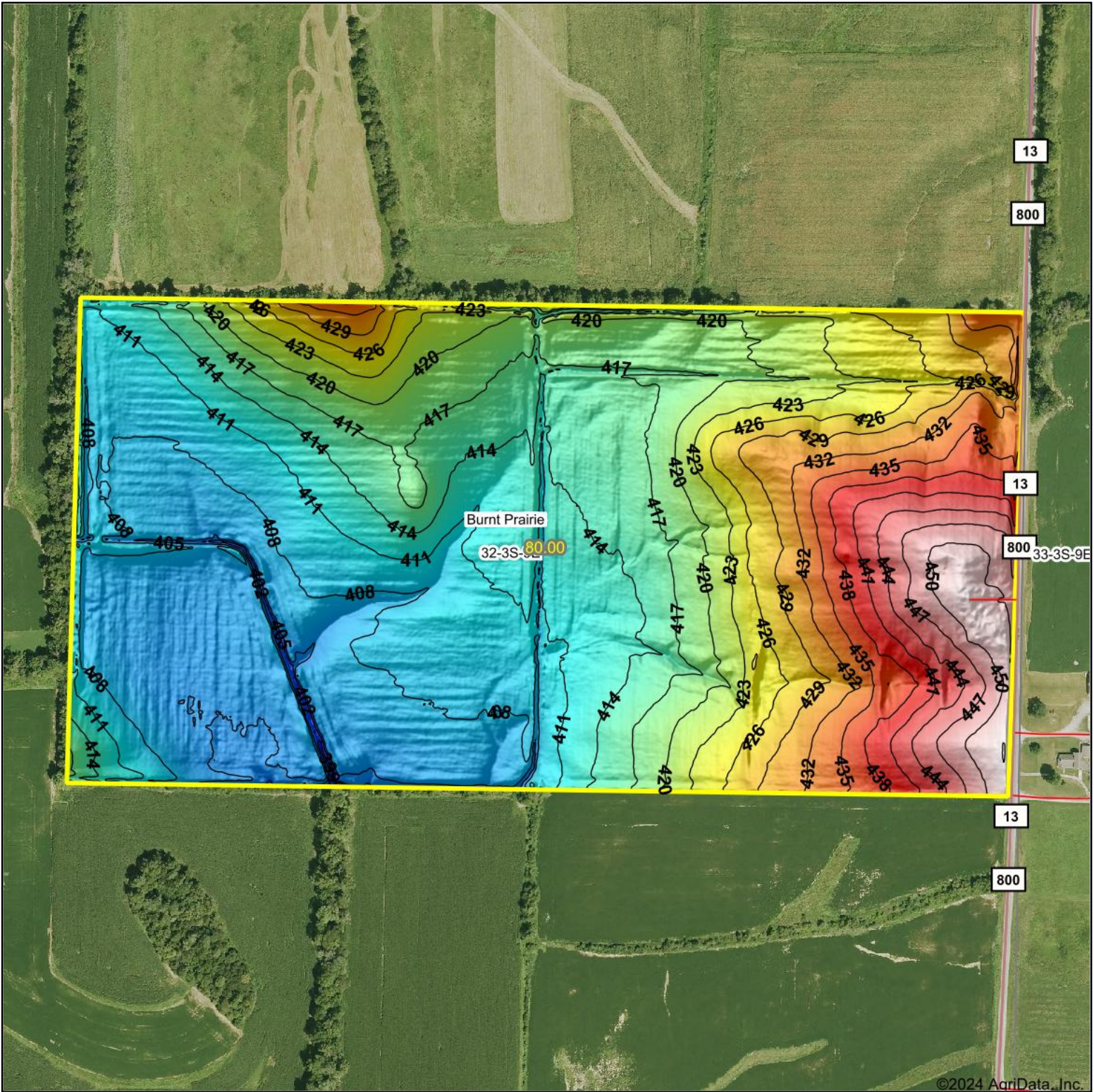
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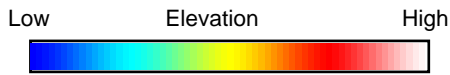
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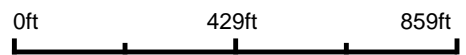
Topography Hillshade



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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 396.9
 Max: 453.1
 Range: 56.2
 Average: 419.2
 Standard Deviation: 12.17 ft



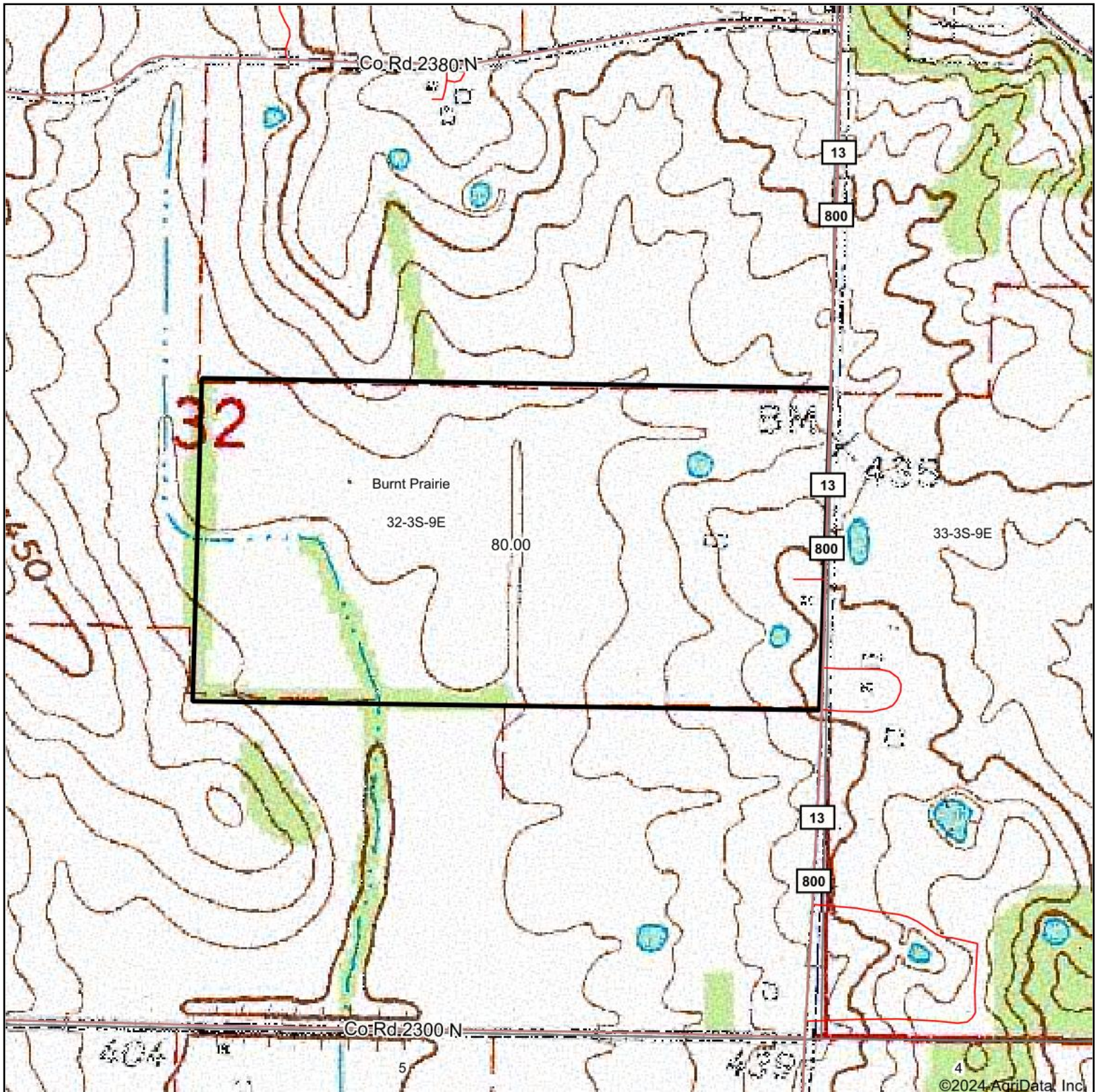
32-3S-9E
White County
Illinois

Boundary Center: 38° 13' 8.06, -88° 13' 46.99

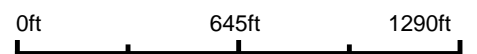
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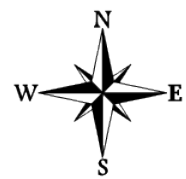
Topography Map



Map Center: 38° 13' 7.91, -88° 13' 45.08



32-3S-9E
White County
Illinois



10/28/2024

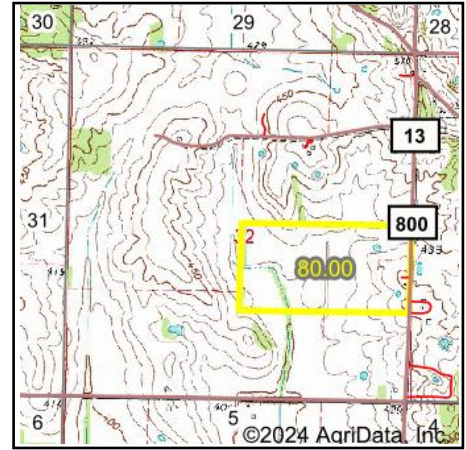
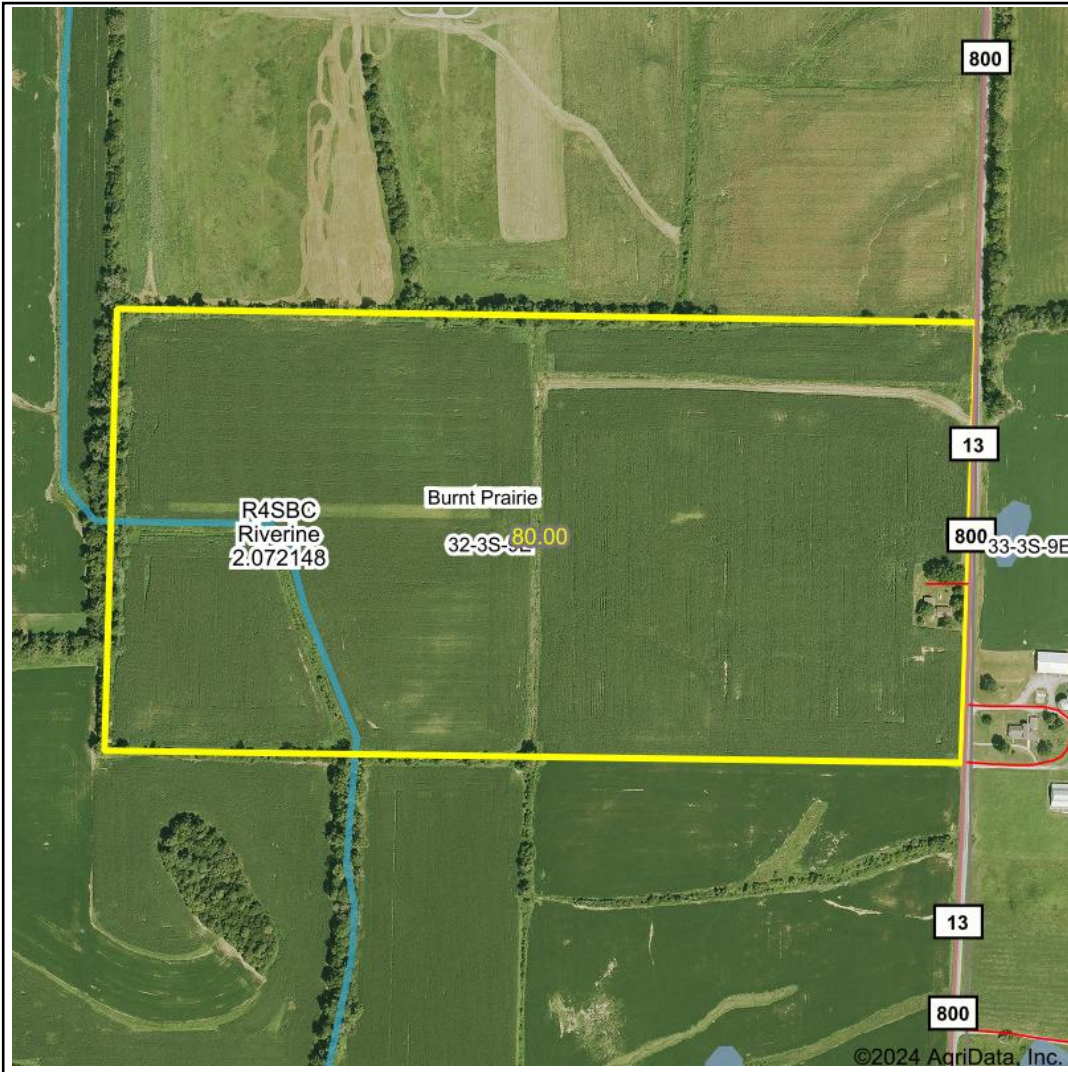
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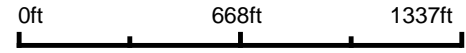
Wetlands Map



State: Illinois
Location: 32-3S-9E
County: White
Township: Burnt Prairie
Date: 10/28/2024

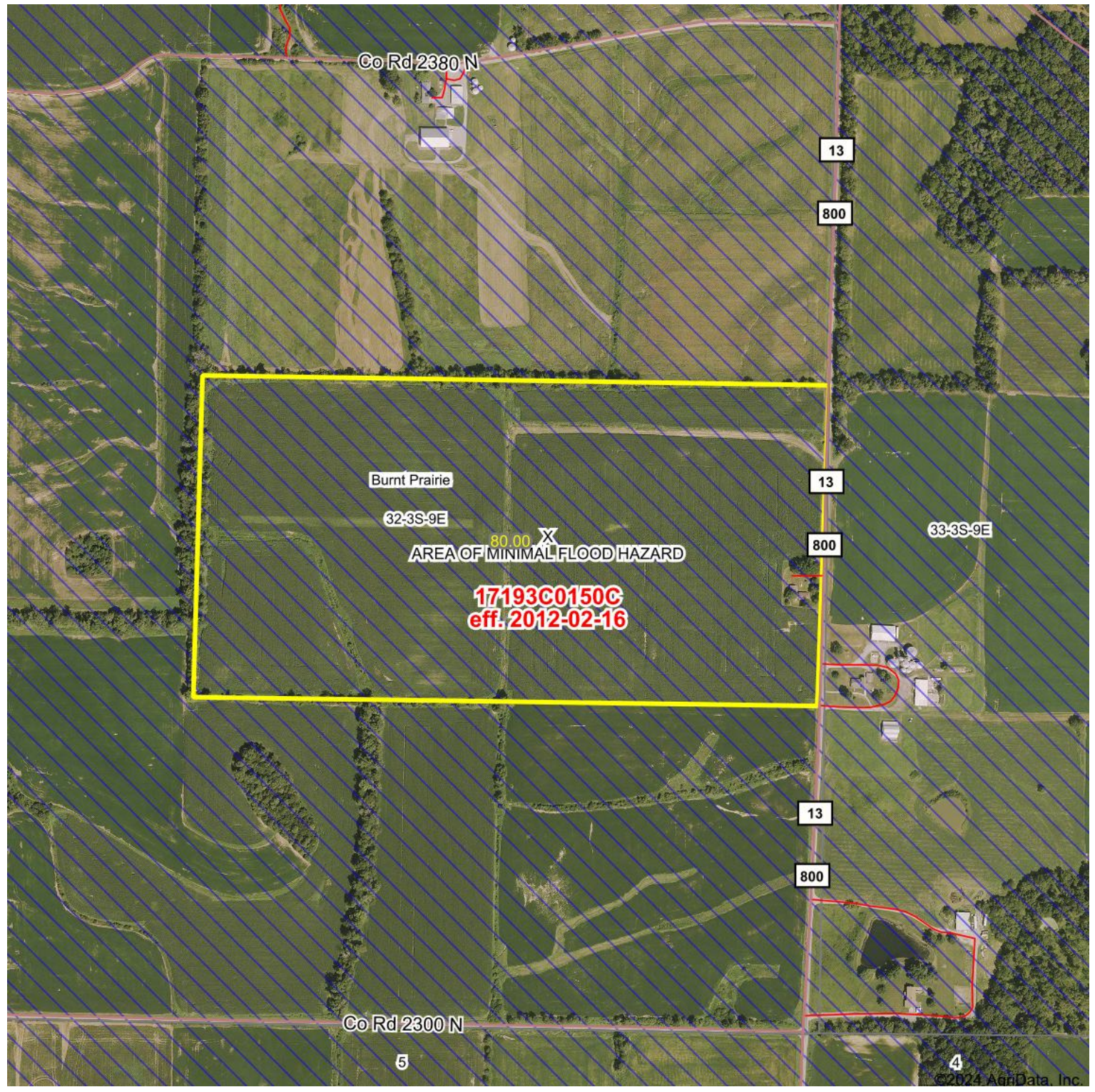
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Classification Code	Type	Acres
R4SBC	Riverine	0.56
Total Acres		0.56

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date: Mapped Acres: Actual Acres:



Maps Provided By:

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FEMA Determination Form

Section I. Loan Information

1. Lender/Service Name and Address	2. Collateral Description (Building,/Mobile Home Property):	
3. Lender/Service ID:	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED \$

Section II. Flood Information

A. National Flood Insurance Program (NFIP) Community Jurisdiction

1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number
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B. National Flood Insurance Program (NFIP) Data Affecting Building/Mobile Home

1. NFIP map no. or community-Panel number (Community name, if not the same as "A")	2. NFIP map panel effective/revised date	3. Is there a Letter of Map Change (LOMC)? UNDETERMINED LOMR COUNT <input type="checkbox"/> No (If yes, enter LOMC date/case no. is available, enter date and case no. below). <input type="checkbox"/> Yes Date _____ Case _____
4. Flood Zone		4. Flood Description



When you go to the field, go with Surety®.

5. No NFIP Map
 If no NFIP map covers the area where the

C. Federal Flood Insurance Availability (Check All that Apply.)

Does the community participate in NFIP? Yes No NFIP Type:

Federal flood insurance IS available (Community participates in the NFIP).

Federal flood insurance is NOT available (Community does not participate in the NFIP).

Building /Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.

CBRA/OPA Designation Date: _____

D. Determination

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" or "V")? Yes No

If Yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
 If No, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

E. Comments

F. Preparer's Information: Name, Address, Telephone (If other than lender.)	Determination Date:
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