

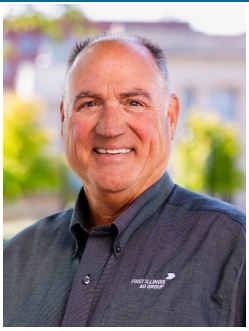
Farmland Auction

TIMED ONLINE ONLY **- Visit Website for Bidding Instructions**



Soft Close at 11:00 a.m. on December 11th, 2025

53.74 Surveyed Acres
Ash Grove Township, Shelby County, IL



Bruce Huber, Managing Broker

Bruce.Huber@FirstIllinoisAgGroup.com

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Decatur, IL 62523

217-521-3537

FIRST ILLINOIS AG GROUP

www.FirstIllinoisAgGroup.com

Shelby County Farmland Auction

General Description

Soft Close 11:00 a.m. on December 11th, 2025

53.74 surveyed acres in Shelby County with **95.8 % tillable** farmland is being offered to the public by online only auction. This is a convenient and fully online bidding format with staff available to assist you ahead of the scheduled close.

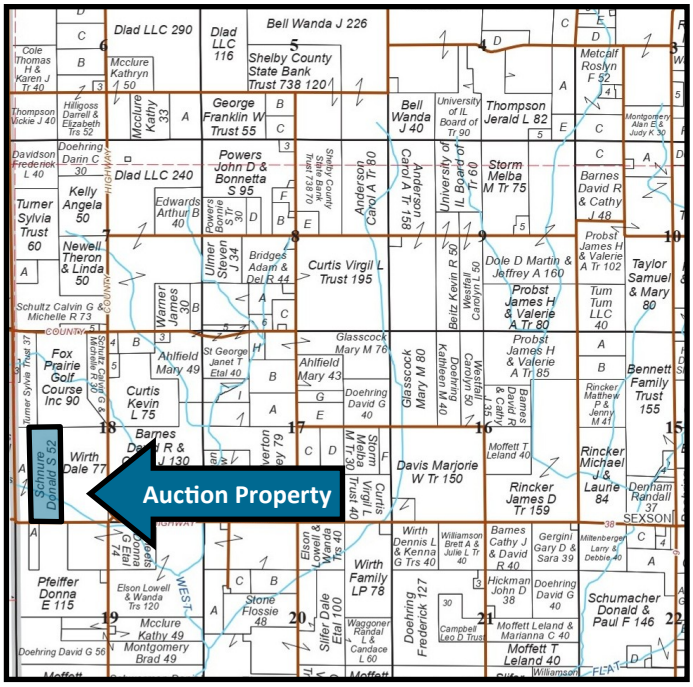
This tract is offered as a single parcel. Primary soil types include Raub, Drummer, Dana, Sunbury, Senachwine, Millbrook, and Starks, with an overall tillable **Soil PI of 133.7**. The farm is currently in row crop production and has been well cared for. The property has good access for equipment and field operations. It represents a strong opportunity for both operators and land investors to add a reliable, high quality asset to their portfolio.

Bidders will register and place bids through our website. Watch for the auction signs when you inspect the farm from the road and field entrances.

Buyers are encouraged to register early to be prepared once bidding opens. For complete auction terms or questions about the property or process, contact Bruce M. Huber at 217 521 3537.

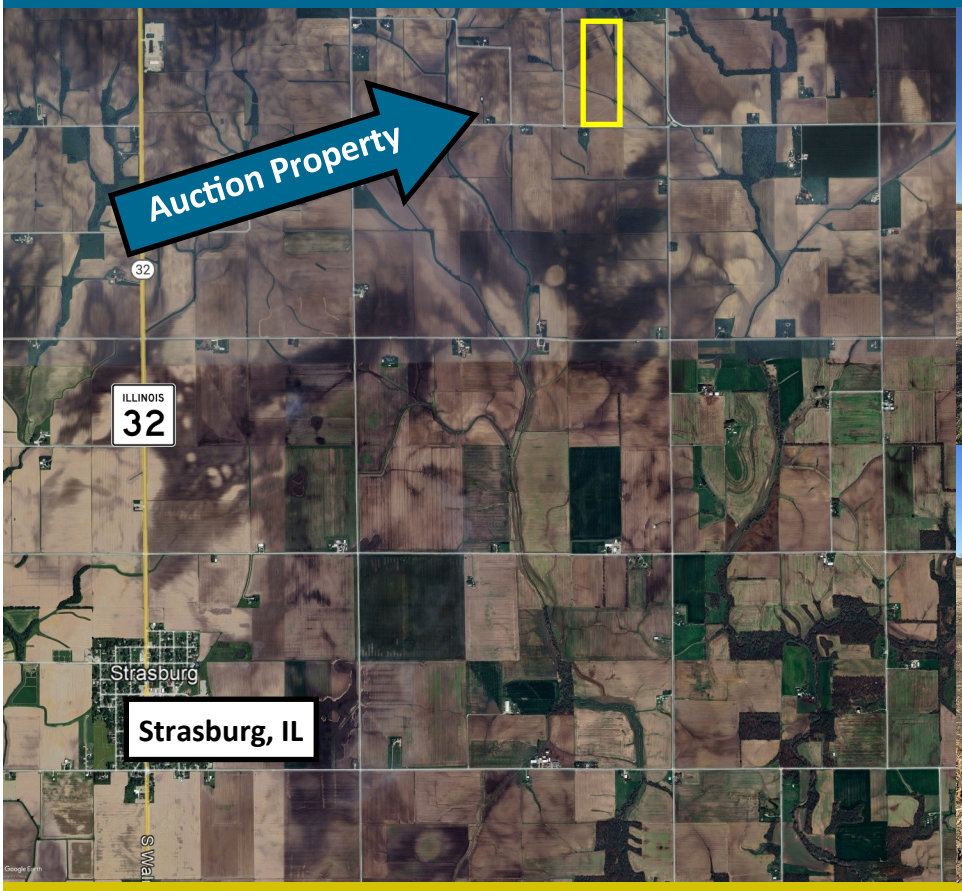
Plat Map —Shelby County, IL

Ash Grove Township, T.11N.—R.6E.



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AERIAL MAP OF SALE PROPERTY







Farmland Auction

Total Acres: 53.74 surveyed acres

Soil PI Rating: 133.7

Tillable Acres: 51.50* (95.8% Tillable)

*<u>*Approximation based on digitized mapping*</u>

Access: County Road 1200 N

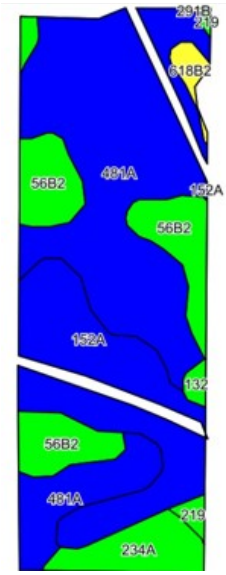
General: High quality tract of tillable acreage located 3 miles south of Windsor or 3 miles northeast of Strasburg, IL.

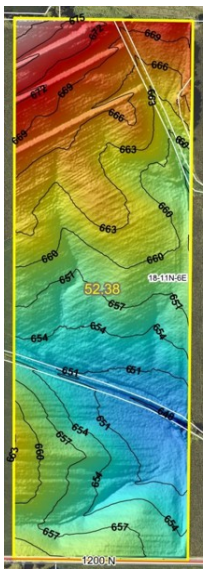


SOILS/PRODUCTIVITY INDEX RATING

An inventory of these soils follows and is supported by the map below. The soils information was taken from Circular 811, published by the University of Illinois, Department of Agronomy.

Code	Soil Type		Corn Bu/A	Soy Bu/A	P.I.	%
481A	Raub Silt Loam, 0-2% slopes		183	58	134	50.2%
152A	Drummer Silty Clay Loam, 0-2% slopes		195	63	144	23.9%
56B2	Dana Silt Loam, 2-5% slopes		169	53	123	16.4%
234A	Sunbury Silt Loam, 0-2% slopes		179	57	131	6.2%
618B2	Senachwine Silt Loam, 2-5% slopes		137	44	101	1.4%
219	Millbrook Silt Loam		177	55	129	1.0%
	Weighted Average		***182.4***	***58.0***	***133.7***	





FSA DATA			
Farm Number	12379	Total Acres	52.19
Tract Number	4318	Tillable Acres	51.50
Crop	***Base***	***PLC Yld***	***Program***
Corn	25.60	140	ARC Co
Soybeans	25.10	37	ARC Co

(This farm is part of a larger parcel and all data shown is an estimate based on a <u>proration*</u> of the overall acreage)

REAL ESTATE TAX DATA

Parcel No.	Acres	2024 Assessment	2024 Taxes Payable 2025	Per Acre
0115-18-00-300-003	52.38	$32,794	$1,690.74	$32.28

TERMS AND TITLE

Procedure
This property is being offered in one tract. **Bidding will be on a per acre basis with the winning bid multiplied by the surveyed acres** to determine the contracted price. This is not an absolute auction, seller confirmation is required prior to entering into a purchase agreement.

Down Payment & Closing
Ten percent (10%) down payment will be required with executed contract to purchase with the balance due at closing. Closing to be on or before January 12, 2026.

Title Policy/Minerals
The buyer (s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

Possession
Possession will be granted at closing of this transaction, subject to the tenant in possession.

Lease and Crop Expenses
The Seller shall retain 100% of the 2025 rental income. Possession will be granted at closing of this transaction. There was fertilizer applied on the farm for the 2026 crop in the **amount of $1,165.28.** The successful buyer shall reimburse the seller for this expenditure at closing.

Real Estate Taxes
The seller shall provide a credit at closing for the 2025 real estate taxes due and payable 2026.

Disclaimer
The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

Agency Disclosure
First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.

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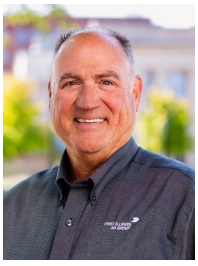
Bidding Closes:
11:00 am December 11th, 2025

Farmland Auction - Online Only
Shelby County, Illinois



ENHANCING FARMLAND OWNERSHIP.

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- REAL ESTATE SALES
- AUCTIONS
- APPRAISALS



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