

PIATT COUNTY, ILLINOIS LAND AUCTION

196[±] ACRES

- 190 TILLABLE ACRES
- PRODUCTIVE FARMLAND
- OFFERED IN 3 TRACTS

FRIDAY, DECEMBER 4 • 10AM

AUCTION LOCATION: Best Western Gateway Inn
805 Iron Horse Place
Monticello, IL 61856

DIRECTIONS TO THE PROPERTY:

TRACT 1: From Atwood, travel west on Rte 36 for 3 miles to 1200E. Turn right (north) and go 2 miles to 200N. Turn right (east) and go 1.5 miles to 1350E. Turn left (north) 1/4 mile to the property. Watch for Signs! Section 23, T16N (Unity), R6E

TRACTS 2 & 3: From Weldon, travel 3 miles south on Rte 48 to 2000N. Property is on the east side of Rte 48. Watch for signs! Section 27, T19N (Goose Creek), R4E.

PROPERTY INFORMATION

Primary Soil Types

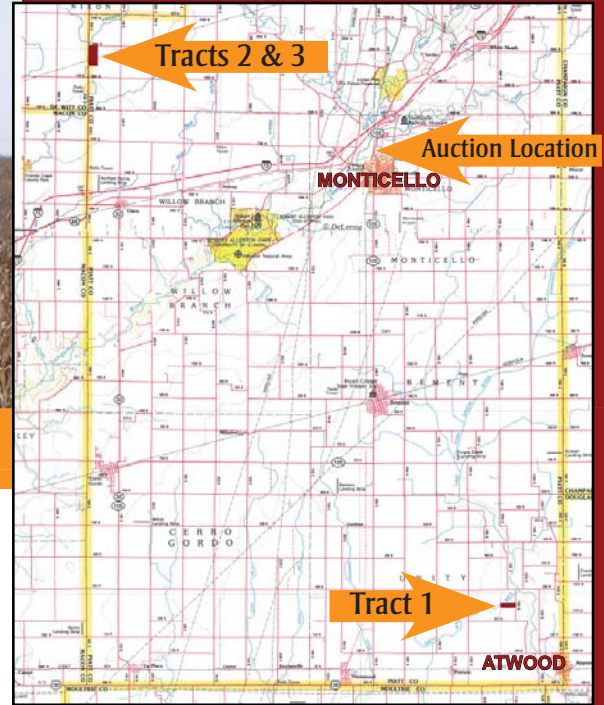
- Tract 1 - Flanagan, Drummer-Milford
- Tract 2 - Catlin, Flanagan, Sable, Sawmill
- Tract 3 - Catlin, Ipava

Real Estate Taxes

- Tract 1 - \$23.38/Acre plus current drainage assessment, which expires in 2009.
- Tracts 2 & 3 - \$13.95/Acre

Leases are open for 2010

Tract #	Acres	Est. Tillable Acres
1	80	78.9
2	79.5	74.7
3	36.5	36.2



FSA INFORMATION			
CROP	BASE ACRES	DIRECT YIELD	CC YIELD
TRACT 1 • FSA #3852 • 1.9 acres CRP thru 2019			
Corn	51.1	127	127
Soybeans	12.2	43	43
TRACTS 2 & 3 • FSA #4929 • enrolled in ACRE			
Corn	51.1	120	156
Soybeans	53.7	39	47



Westchester Auctions LLC
THE LAND MARKETING AUTHORITY

217-352-6000 • 800-607-6888
www.westchester-auctions.com

