

**52.92+/- ACRES OF FARM AND RECREATION
LAND IN SPRINGFIELD, IL AT AUCTION**

Approximately 3 miles West of White Oaks Mall on Iles Ave. Due to construction take Lenhart Road by Centennial Park and Hope Church North to Iles and then West on Iles. Watch for auction signs on the property.

October 16, 2017 Monday 5:30p.m.

**AUCTION TO BE HELD AT
KNIGHTS OF COLUMBUS BANQUET HALL
2200 S. MEADOWBROOK RD, SPRINGFIELD, ILLINOIS 62711**



LAND LOCATION Westside of Springfield, Il on Iles between Archer Elevator Rd and Emerson Rd. Watch for auction sign on property.

PT E 1/2 SE 1/4 SEC 4 & W 183.01' SW 1/4 SEC 3 LOT 19 & PT LOTS 13, 14 & 20

Parcel Number: 21-04.0-400-014. Curran Township

SELLER Roger R. Shipley Estate: Clayton Shipley, Executor

ATTORNEY Kevin McDermott

POSSESSION Possession upon closing

TAXES \$425.36 for 2016/2017

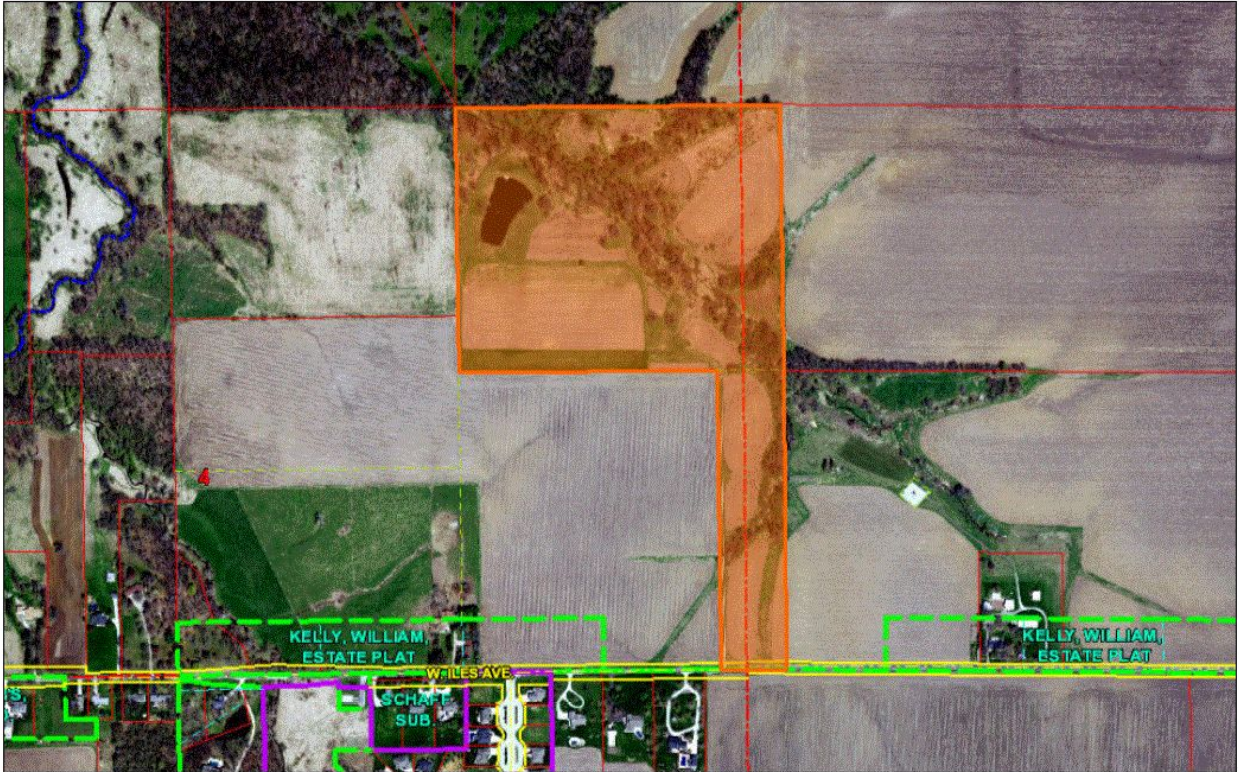
TERMS 20% Down evening of auction, balance due in 30 days or less. Purchaser shall have financing arrangements prior to auction. Property is being offered as is without warranties either implied or expressed. Announcements made evening of auction take precedence over all printed matter.

VIEWING OF PROPERTY Call 217-523-7272 or Cell 217-741-2717

LUKE LEE GAULE **AUCTIONEERS** **DAVID LEE GAULE**
5033 Gaule Road Springfield, Il Ph.: 217-523-7272 or Cell 217-741-2717

View more pictures at www.lukeleegaule.com

Sangamon County GIS



August 30, 2017

**Office Of
Supervisor of Assessments
Sangamon County GIS**

1:9,028
0 0.075 0.15 0.3 mi
0 0.1 0.2 0.4 km



Although strict accuracy standards have been employed in the compilation of this map, Sangamon County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

Parcel Number: 2104040014
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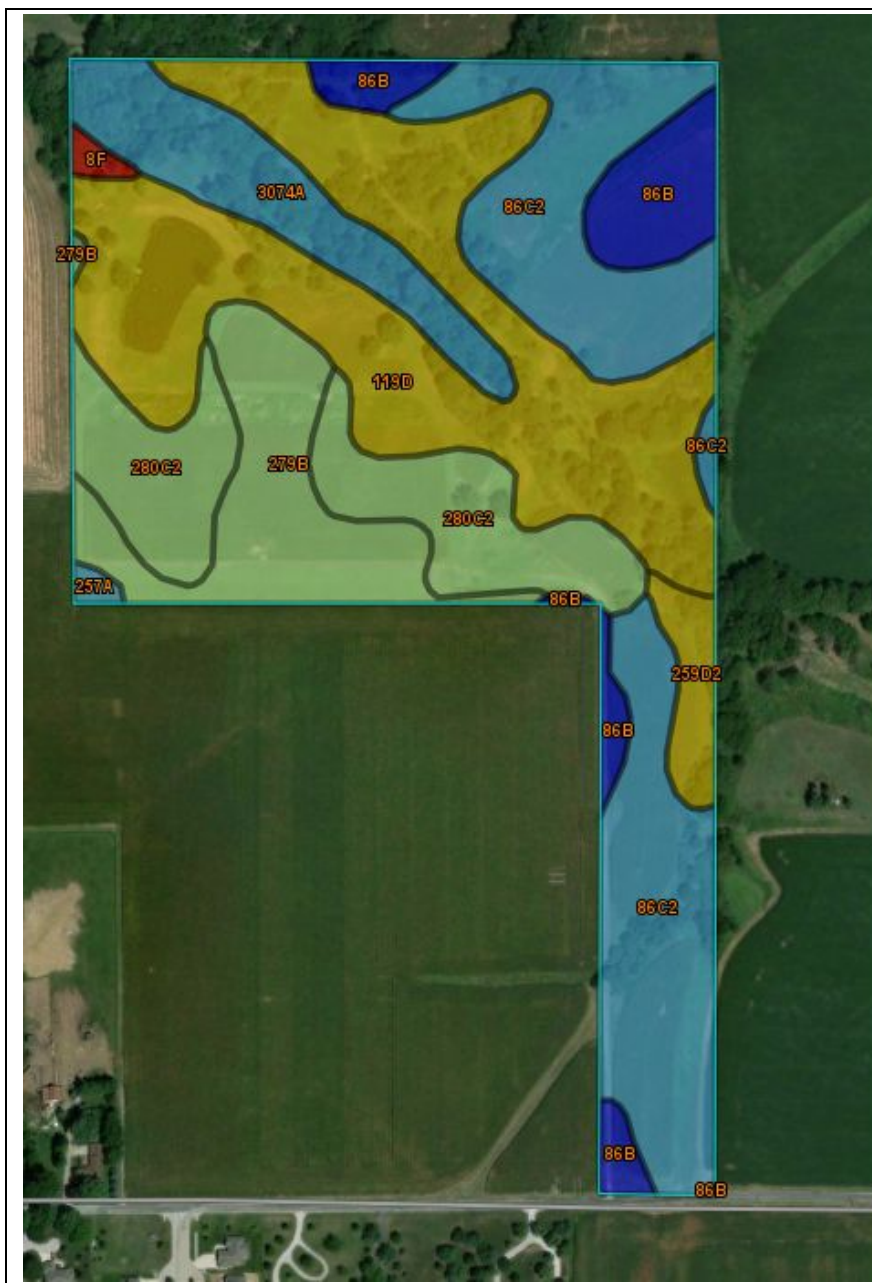
This 52.92+/- acres is L-shaped and on the north side of Iles Avenue West with 298.87 ft. of frontage. The east line is 2642 ft. deep. There is 21.25 acres tillable in 5 fields or 39.8% tillable. There is a 2-acre lake and the balance is woods, timber, pasture and drainage.

FSA Information

	Base Acreage	PLC Yield	CC Yield
Corn	7	-	154
Soy Beans	5.1	49	-
Total Base Acres	12.1		

Disclaimer: This information is obtained from reliable sources and is to be used as a guide to assist you. No liability including accuracy and/or omissions is assumed by the seller or agents of the seller. Buyers are encouraged to do due diligence in making decisions.

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Unit	Soil	Beans	Corn	Acres	Percent
8F	Hickory silt loam, 18 to 35 percent slopes	0.38	1.17	0.3	0.5%
86B	Osco silt loam, 2 to 5 percent slopes	52.27	167.19	3.7	7.0%
86C2	Osco silt loam, 5 to 10 percent slopes, eroded	48.55	153.28	13.3	25.3%
119D	Elco silt loam, 10 to 18 percent slopes	40.94	121.69	16.8	31.8%
257A	Clarksdale silt loam, 0 to 2 percent slopes	47.41	148.96	0.2	0.4%
259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	39.68	124.09	1.3	2.5%
279B	Rozetta silt loam, 2 to 5 percent slopes	44.44	141.91	5.7	10.9%
280C2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	42.20	133.49	7.0	13.2%
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	48.08	150.24	4.5	8.5%
Totals for Area of Interest				52.8	100.0%



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