

# ~ AUCTION ~

107 ACRES (1 TRACT)  
SANGAMON COUNTY, IL FARMLAND  
WEDNESDAY, OCTOBER 20, 2010 • 7 P.M.

TO SELL IN COMMUNITY BUILDING  
PLEASANT PLAINS, IL

SELLERS:  
TOMLIN BROS.

ATTORNEY: CHARLES K. SMITH  
113 EAST DOUGLAS, PETERSBURG, IL 62675

**MIDDENDORF BROS. AUCTIONEERS**

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# AUCTION

107 ACRES (1 TRACT)  
SANGAMON COUNTY, IL LAND  
TO SELL IN COMMUNITY BUILDING  
204 W. 4TH ST., PLEASANT PLAINS, IL  
WEDNESDAY, OCT. 20, 2010 • 7 P.M.

107 ACRES, M/L: Unimproved, having 97.7 acres  
cropland. Located in Pleasant Plains, IL approximately  
3/8 miles West at 430 W. Main St. (Sec. 6 – Cartwright,  
T16N-R7W)

**BROCHURE** containing sale terms, legal description,  
and other information available from auctioneers or  
view at [middendorfs.com](http://middendorfs.com). **INSPECTION** at your  
convenience or by appointment with auctioneers.

**TOMLIN BROS., OWNERS**

ATTORNEY: CHARLES K. SMITH  
113 EAST DOUGLAS, PETERSBURG, IL 62675



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USDA FARM SERVICE AGENCY INFORMATION

**FARM #279**

**TRACT #320**

**FARMLAND – 107.1 ACRES**

**CROPLAND – 97.7 ACRES**

	<b>BASE ACRES</b>	<b>DIRECT YIELD / BU</b>	<b>COUNTER CYCLICAL YIELD / BU</b>
<b>CORN</b>	56.5	123	123
<b>SOYBEANS</b>	38.7	34	34

2010 farm program payment - \$2,104.00

**SOILS:** The following soil productions, along with the productivity indices, were developed by The University of Illinois, at Urbana-Champaign, College of Agricultural, Consumer and Environmental Sciences Office of Research, and published in Bulletin 811, dated August 2000. Known as Optimum Crop Productivity Ratings for Illinois Soils.

<u>NUMBER</u>	<u>ACRES</u>	<u>NAME</u>	<u>CORN</u>	<u>BEANS</u>	<u>WHEAT</u>	<u>PROD. INDEX</u>	<u>CLASS</u>
43/43A	8.2 ( 8.2 )	Ipava Silt Loam 0 to 2 percent slopes	172	56	69	142	A
68	1.2 ( 1.2 )	Sable Silty Clay Loam	173	57	67	143	A
86B	57.5 ( 56.5 )	Osco Silt Loam 2 to 5 percent slopes	170	53	67	140	A
86C2	17.1 ( 15.8 )	Osco Silt Loam 5 to 10 percent slopes eroded	160	50	63	132	B
259D2	18.6 ( 14.1 )	Assumption Silt Loam 10 to 15 percent slopes eroded	119	38	48	96	---
3074A	3.6 ( 1.5 )	Radford Silt Loam 0 to 2 percent slopes frequently flooded	167	53	66	136	B
7075B	.8 ( .4 )	Drury Silt Loam 2 to 5 percent slopes rarely flooded	154	48	60	126	B

Total 107 Acres                      Tillable    97.7 Acres

The Productivity Index of the tillable acres is 132.44



map center: 39° 52' 10.84, 89° 55' 44.86  
 scale: 10112

**6-16N-7W**  
**Sangamon County**  
**Illinois**



9/6/2010

Maps provided by:  
  
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 www.AgriDataInc.com

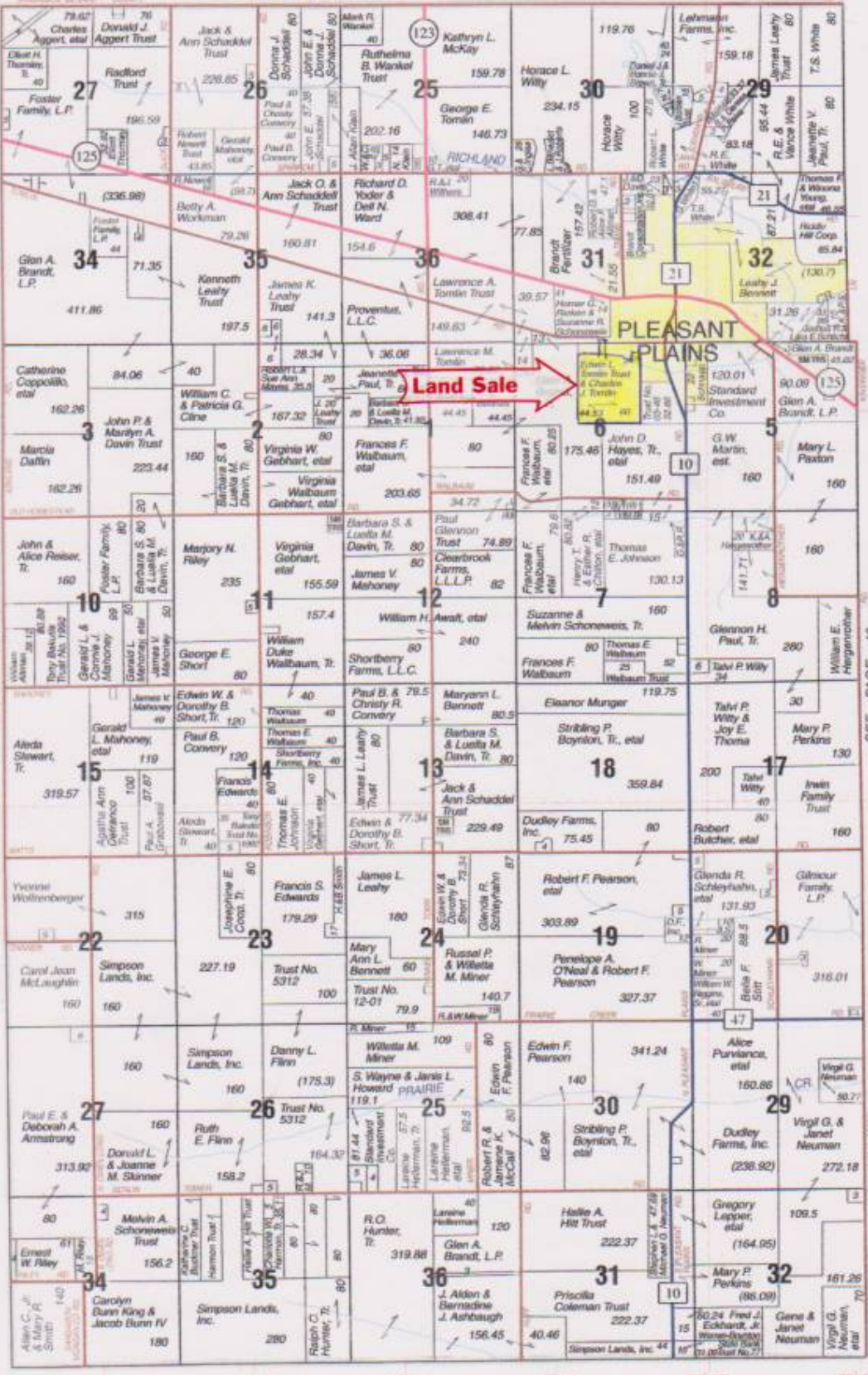
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided

WEST PART **CARTWRIGHT** T.16-17N.-R.8-7W.

MENARD COUNTY R.8W. ← R.7W.

CASS COUNTY  
T. 17 N.  
T. 16 N.

MORGAN COUNTY



SEE PAGE 40

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Ashland	476 3438	Franklin	675 2302	Lincoln	735 2571	Pleasant Plains	626 1127
Auburn	438 6158	Galesville	489 2141	New Berlin	489 3125	Raymond	229 3442
Fisher	897 6920	Greenview	968 5589	Oakford	635 5765	Virginia	452 3545
						Williamsville	566 2113





- The oval driveway crossing culvert 32' in length by 6'10" in width and 5'1" in height.
- 5" tile
- 6" tile
- 8" tile
- Dry dam and drain
- Dam in northeast corner structure
- 2-8" tiles go into a 10" upright riser
- Discharge or pipe through the dam is 29 1/2"
- Intake upright is 37" for surface run off
- - - - - Sewer line with manhole and connection



United States Department of Agriculture  
Farm Service Agency

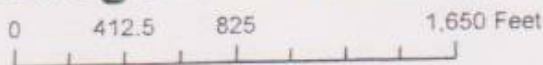
August 19, 2010

fsa\_gis\_layers.SDE.wet\_p\_i167



Sangamon County, IL

Wetland Determination Identifiers



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

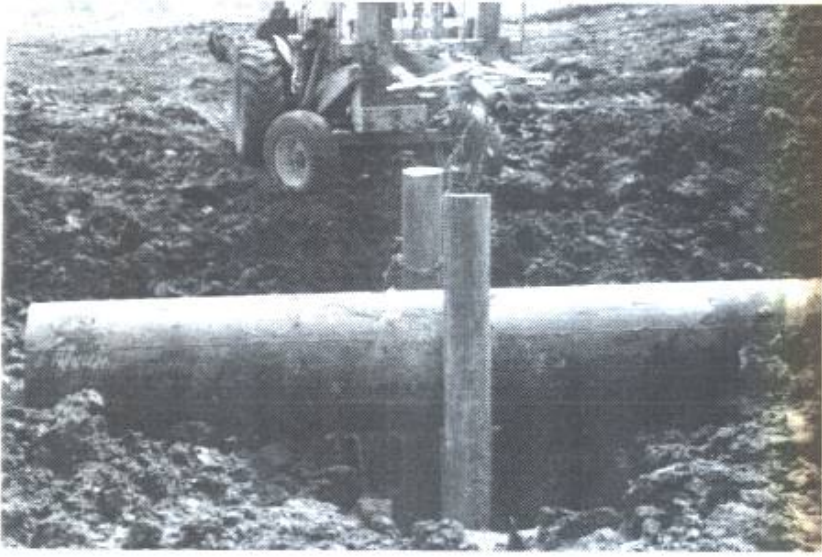
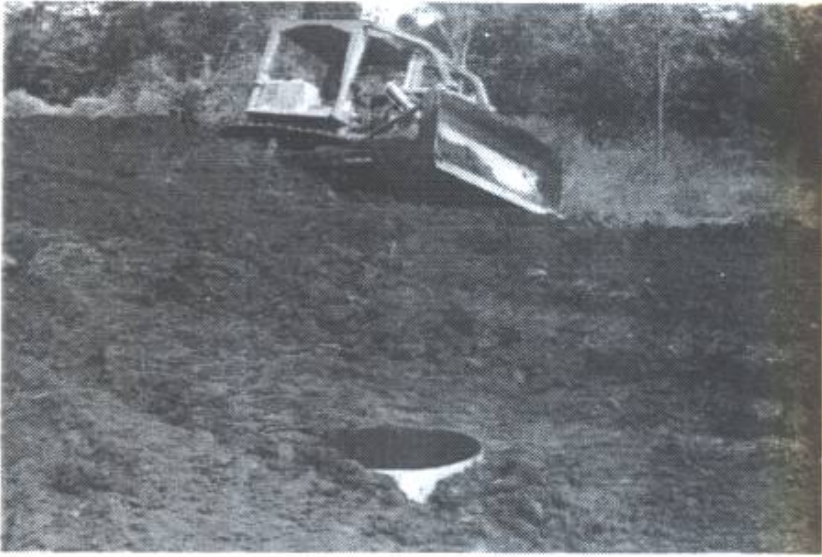
Farm: 279  
Tract: 320

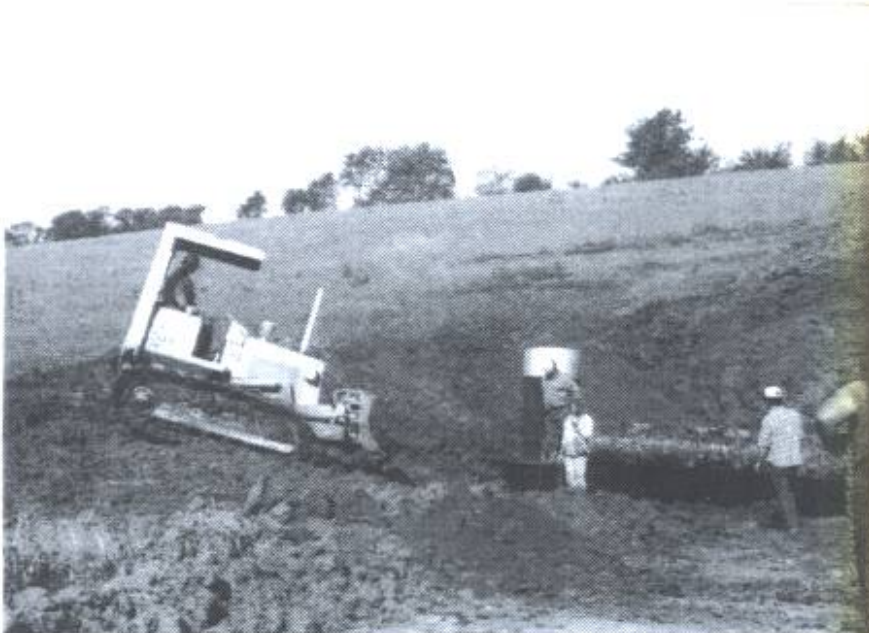
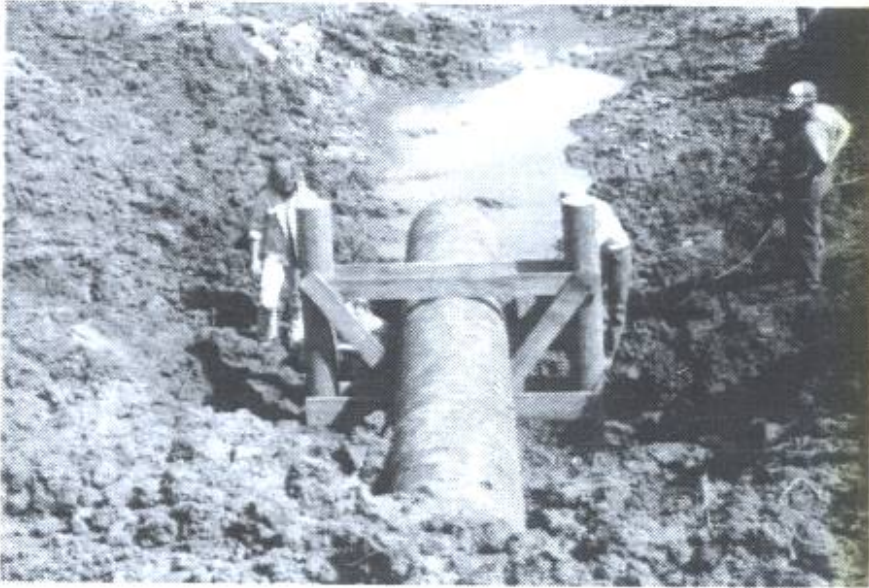
Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.











THANK YOU  
FOR ATTENDING THIS  
AUCTION!

SELLERS: TOMLIN BROS.

ATTORNEY: CHARLES K. SMITH

MIDDENDORF BROS. AUCTIONEERS  
RICHARD & DAVID MIDDENDORF