

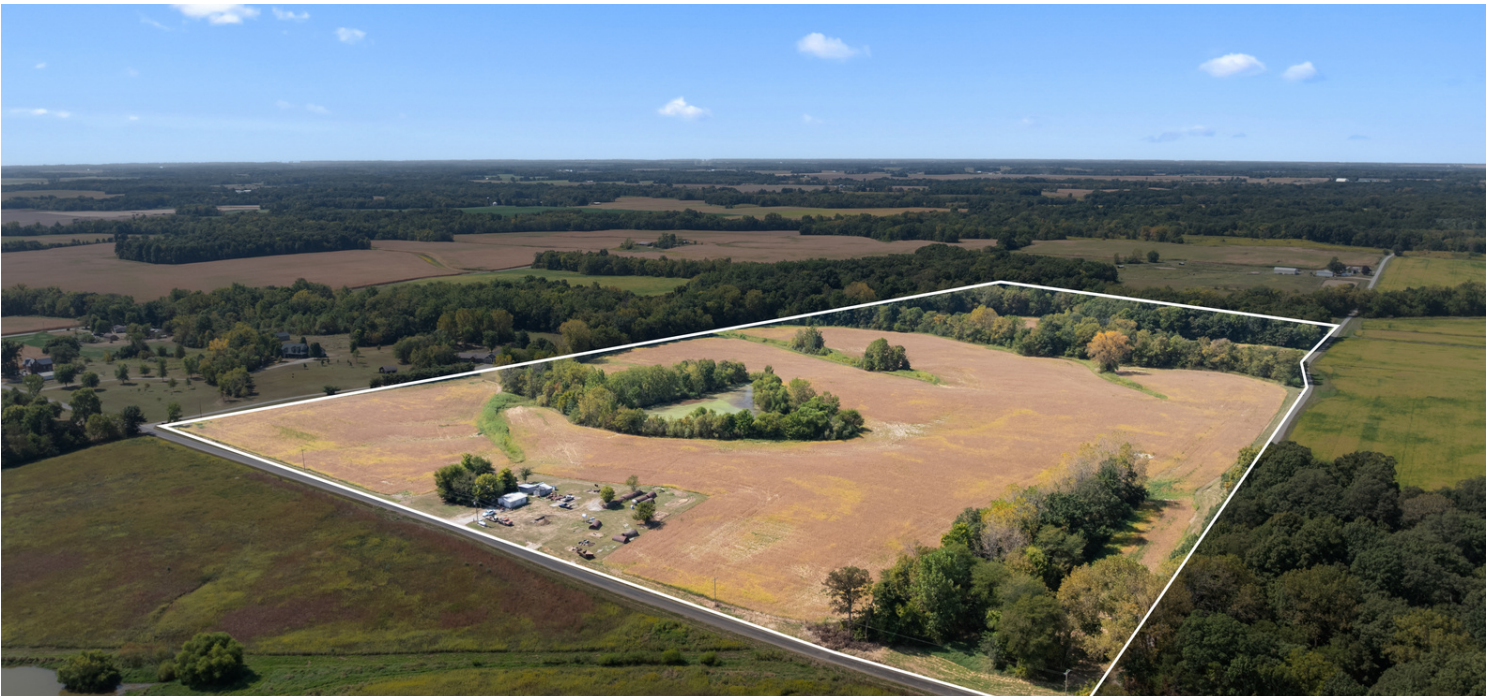


Tucker Wood
Land & Agri-Asset Specialists

LAND AUCTION

NOVEMBER 6TH, 2025, 10:00AM (SOFT-CLOSE) ONLINE-ONLY

HUTTON TOWNSHIP, COLES COUNTY, ILLINOIS
60+/- ACRES IN ONE TRACT



PROPERTY ADDRESS:
1373 N CO RD 2200 E, CASEY, IL 62420

Tucker Wood
Designated Managing Broker & Auctioneer
License # 471.021082

(833) LAND-217
tucker@tuckerwood.com
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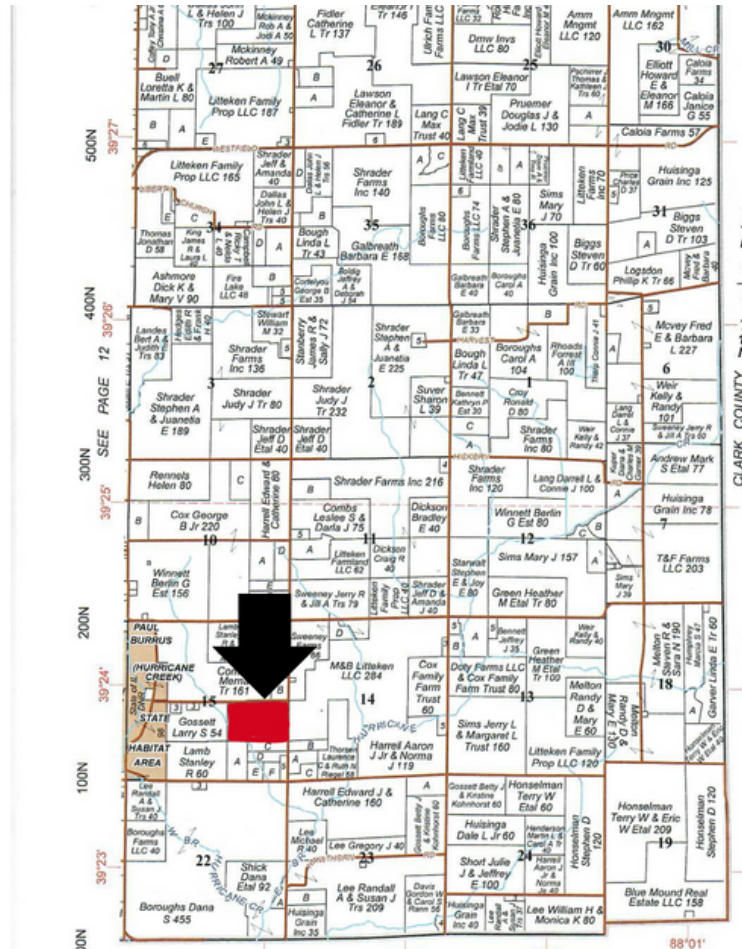
LAND AUCTION, COLES COUNTY, ILLINOIS

PROPERTY INFORMATION

Hutton Township, Coles County, Illinois – 60± Acres Land Auction

Take advantage of this unique opportunity to purchase 60± acres located in Hutton Township, Coles County, Illinois. This property offers a diverse mix of productive tillable acres, quality timber, and a potential building site—making it attractive for farmers, investors, outdoorsmen, and those looking for a rural homesite. The tillable acreage provides income-producing potential, while the wooded areas create natural habitat for recreation and hunting. With a building site included, this farm offers excellent versatility for a variety of uses.

This auction will be conducted Online-Only with bidding opening prior and a soft-close beginning at 10:00 AM on Thursday, November 6th, 2025. For more information, please visit tuckerwood.com



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AERIAL MAP

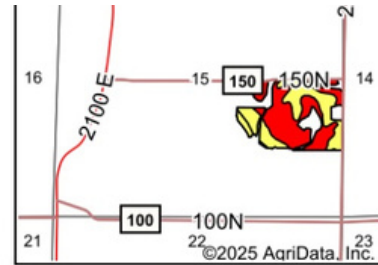
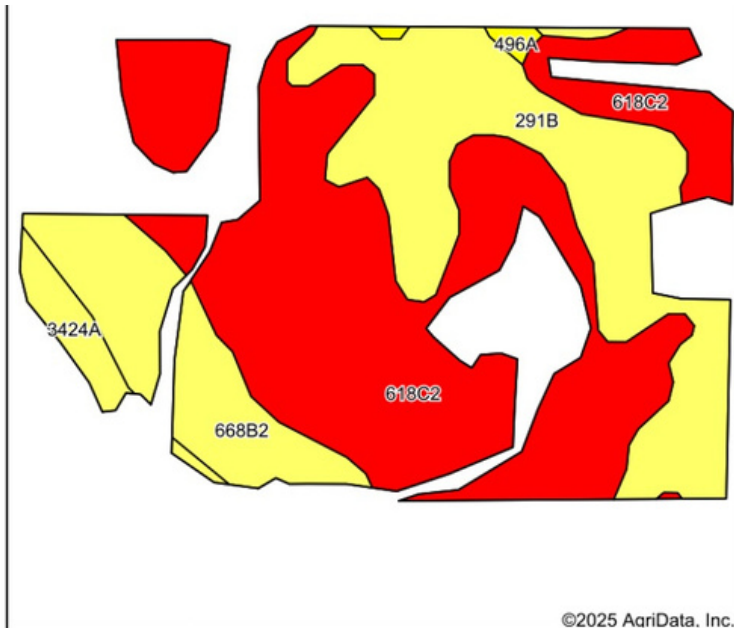


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LAND AUCTION, COLES COUNTY, ILLINOIS

SOILS MAP



State: **Illinois**
 County: **Coles**
 Location: **15-11N-10E**
 Township: **Hutton**
 Acres: **44.95**
 Date: **9/18/2025**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL029, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	24.87	55.3%		**136	**44	**100
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	12.70	28.3%		**159	**49	**116
**668B2	Somonauk silt loam, 2 to 5 percent slopes, eroded	5.74	12.8%		**155	**47	**111
**3424A	Shoals silt loam, 0 to 2 percent slopes, frequently flooded	1.36	3.0%		**157	**50	**114
496A	Fincastle silt loam, udic moisture class, 0 to 2 percent slopes	0.28	0.6%		166	52	121
Weighted Average					145.7	46	106.5

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: 01-28-2025

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

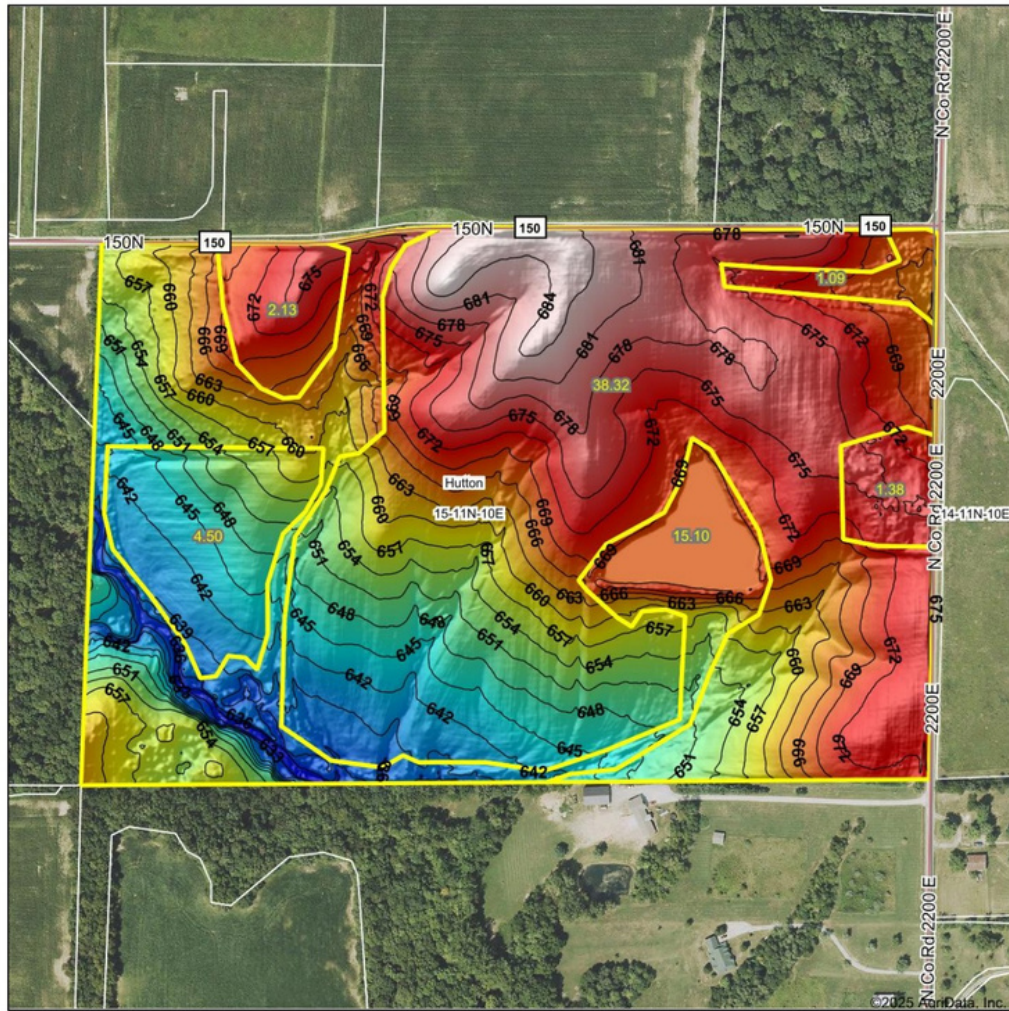


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LAND AUCTION, COLES COUNTY, ILLINOIS

TOPOGRAPHY MAP

Topography Hillshade



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgrDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3

Min: 630.9

Max: 686.1

Range: 55.2

Average: 662.0

Standard Deviation: 13.39 ft

0ft 348ft 696ft



9/18/2025

15-11N-10E
Coles County
Illinois

Boundary Center: 39° 23' 48.53, -88° 4' 3.64



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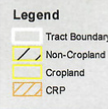
LAND AUCTION, COLES COUNTY, ILLINOIS

FSA MAP



Coles County, Illinois

Unless Noted: All Cropland = Non-Irrigated
All Wheat = SRW/GR
All Corn = YEL/GR
All Soybeans = COM/GR



Wetland Determination Identifiers

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

Producer Shares: _____

2025 Program Year

Map Created April 23, 2025

Farm 1001

Tract 3194

Tract Cropland Total: 39.57 acres

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).



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and Associates
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AUCTION TERMS

Procedure: This is an Online-Only Auction with a "soft close" meaning the bidding of this property will remain open to any and all bids until no more bids on said property are placed within the allotted time set for extended bidding. This property is being sold by the acre. The final amount bid will be times surveyed acres and adjusted accordingly prior to close where the winning bidder (buyer) will pay the full price less the down payment at closing.

Acceptance: The sale is subject to acceptance by the seller.

Contract: The buyer will enter into a real estate purchase contract within 24 hours of the acceptance, the buyer shall pay, in the form of a wire transfer, earnest money in the amount of ten percent (10%) of the total purchase price, as directed in the contract or by the seller.

Closing: The closing will take place December 11th, 2025 or on a date agreed upon in writing, by both the seller and the buyer. At closing, the buyer shall pay the remaining balance of the purchase price to the seller. At closing, the seller shall deliver a deed for the property to the buyer.

Possession & Lease: The seller agrees to give the buyer possession of property at closing subject to current tenant's rights, if any. This property is being sold free of any farm lease for the upcoming calendar year, with the tenant currently having possession of the property, being allowed to harvest the crop for the current year. The buildings on this property were determined "uninhabitable" by the county assessor. All buildings and any items remaining on the property during the auction process will become the possession of the winning bidder (buyer) at closing.

Mineral Rights: The mineral interests in the property owned by the seller, if any, will be conveyed to the buyer at closing.

Financing: The sale of this property is not contingent upon the buyer being able to obtain financing. Although the seller and its representatives understand that the buyer may need financing, it is the buyer's obligation to have all necessary approvals in place prior to the day of the auction.

Title: The seller shall provide an Owners Title Insurance Policy in the amount of the purchase price to the buyer at closing. The seller shall pay title costs traditionally paid by sellers and the buyer shall pay title costs traditionally paid by buyers.

Taxes: At closing, the seller shall pay or give a credit for all real estate taxes due for the current or past year. All real estate taxes for future years will be the responsibility of the buyer.

Technology Disclaimer: Neither Tucker Wood & Associates, nor the seller hold any liability for technical issues, faults or problems that may occur during the auction process, and in such event, they reserve the right to extend, conclude or otherwise make changes to the bidding procedure.

Bidder Registration: All bidders must be registered for the online bidding process by 4:00 p.m. (local time) the day before the auction.

Auctioneer's Authority: Tucker Wood & Associates, has the final decision of any matter relating to the auction, including the right to preclude any person or entity from participating in the auction if there are questions as to the person's or entity's information or ability to perform. Any announcements made by Tucker Wood & Associates at the auction take priority over any prior statements or publications regarding sale.

Auction Disclaimer & Agency: Tucker Wood & Associates is acting solely as agents and representatives of the seller of this property. Any and all information provided is considered factual and true to the best of the knowledge of the seller and their representatives. It is the buyer's duty and responsibility to do any and all research that they consider necessary as to the property. This property is being sold AS-IS, WHERE-IS, with ANY & ALL FAULTS that may exist. No warranties or guaranties are given on this property, either expressed or implied. Your research on this property should be completed prior to the date of the auction and if not, Tucker Wood & Associates asks that if you, as a buyer, are not comfortable with following through with the obligations of the purchase contract, that you refrain from bidding in this auction.



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