



LAND AUCTION

OCTOBER 15TH, 2025, PARIS, IL, IN-PERSON & ONLINE BIDDING AVAILABLE

EMBARRASS TOWNSHIP, EDGAR COUNTY, ILLINOIS

268.62+/- ACRES IN TWO TRACTS



AUCTION LOCATION & TIME:

Step Station: 14793 E 1200th Rd, Paris, IL 61944 at 10 AM CT

Tucker Wood
Designated Managing Broker & Auctioneer
License # 471.021082

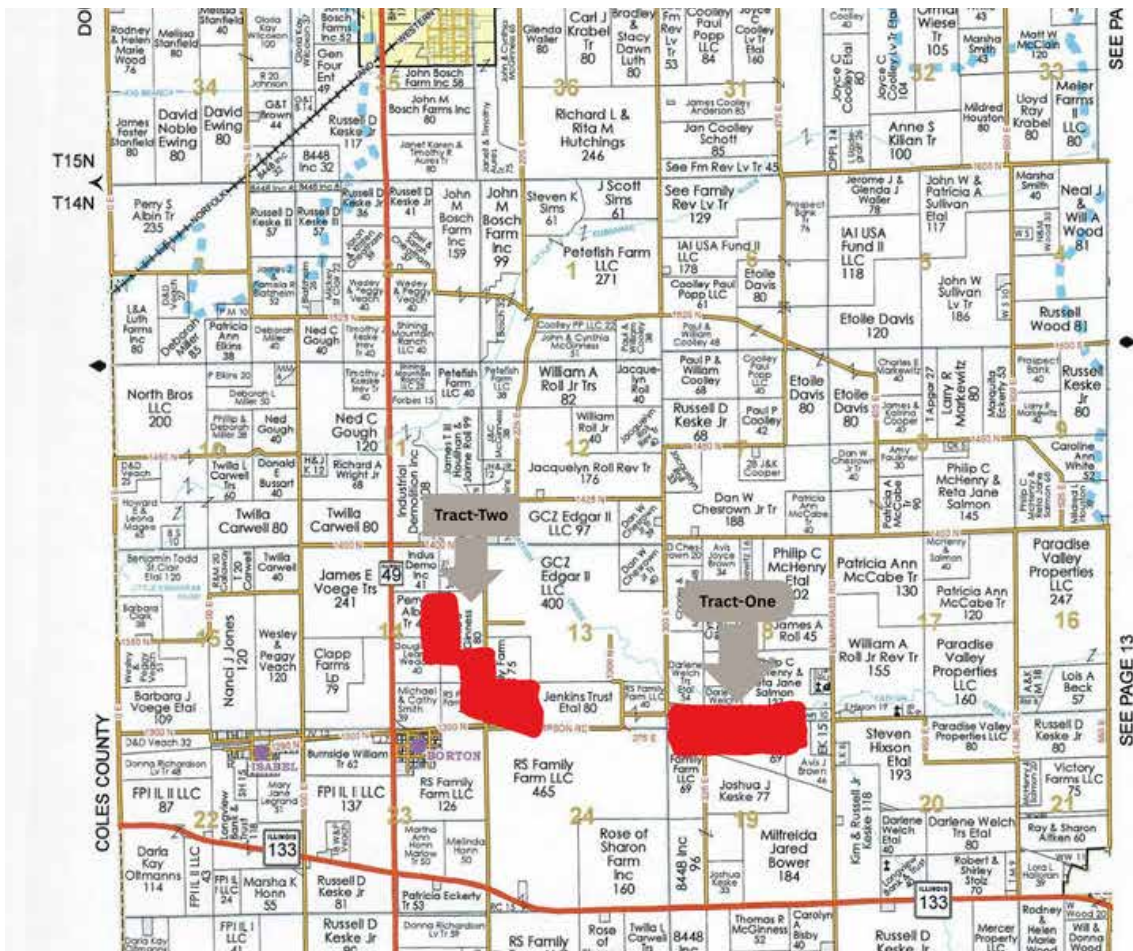
(833) LAND-217
tucker@tuckerwood.com
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LAND AUCTION, EDGAR COUNTY, ILLINOIS

PROPERTY INFORMATION

We are proud to present 268.62 acres of prime farmland and recreational property in Edgar County, Illinois, to be sold at public auction. This outstanding farm is being offered in two tracts, providing opportunities for both agricultural investors and outdoor enthusiasts. Tract 1 consists of 120 acres that are nearly 100% tillable and feature highly desirable Class A soils, making it an exceptional tract for strong productivity and long-term investment value. Tract 2 includes 148.62 acres with approximately 95 acres of productive tillable farmland, along with 53 acres of quality hardwood timber and a scenic pond that provides excellent hunting, recreation, and natural beauty. Together, these tracts offer a rare balance of income-producing farmland and outdoor lifestyle appeal.

The auction will be held on Wednesday, October 15th, 2025, at 10:00 AM at Step Station in Paris, Illinois, with both in-person and online bidding available. This is a rare chance to purchase a well-maintained farm with excellent soils, highly tillable acreage, and recreational amenities. For more information, please visit **tuckerwood.com**.



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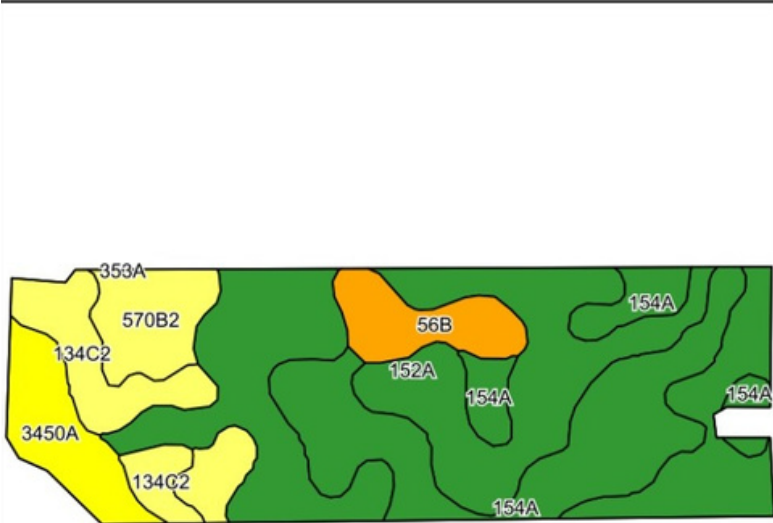
AERIAL MAP - TRACT ONE



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LAND AUCTION, EDGAR COUNTY, ILLINOIS

SOILS MAP - TRACT ONE

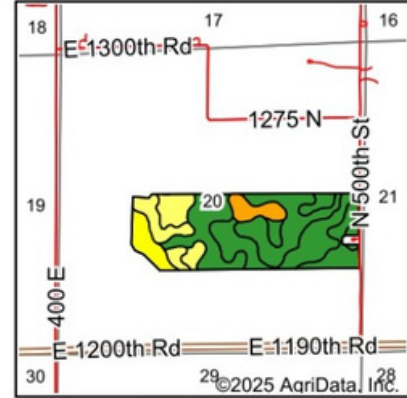


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Soils data provided by USDA and NRCS.

Area Symbol: IL045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	52.84	44.6%		**195	**63	**144
154A	Flanagan silt loam, 0 to 2 percent slopes	29.60	25.0%		194	63	144
**570B2	Martinsville loam, 2 to 5 percent slopes, eroded	10.32	8.7%		**143	**45	**105
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	10.24	8.6%		**154	**47	**111
**3450A	Brouillett silt loam, 0 to 2 percent slopes, frequently flooded	8.51	7.2%		**162	**52	**120
**56B	Dana silt loam, 2 to 5 percent slopes	6.99	5.9%		**178	**55	**130
Weighted Average					183.3	58.8	135.2



State: Illinois
County: Edgar
Location: 20-14N-13W
Township: Embarrass
Acres: 118.5
Date: 7/11/2025



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Maps Provided By:

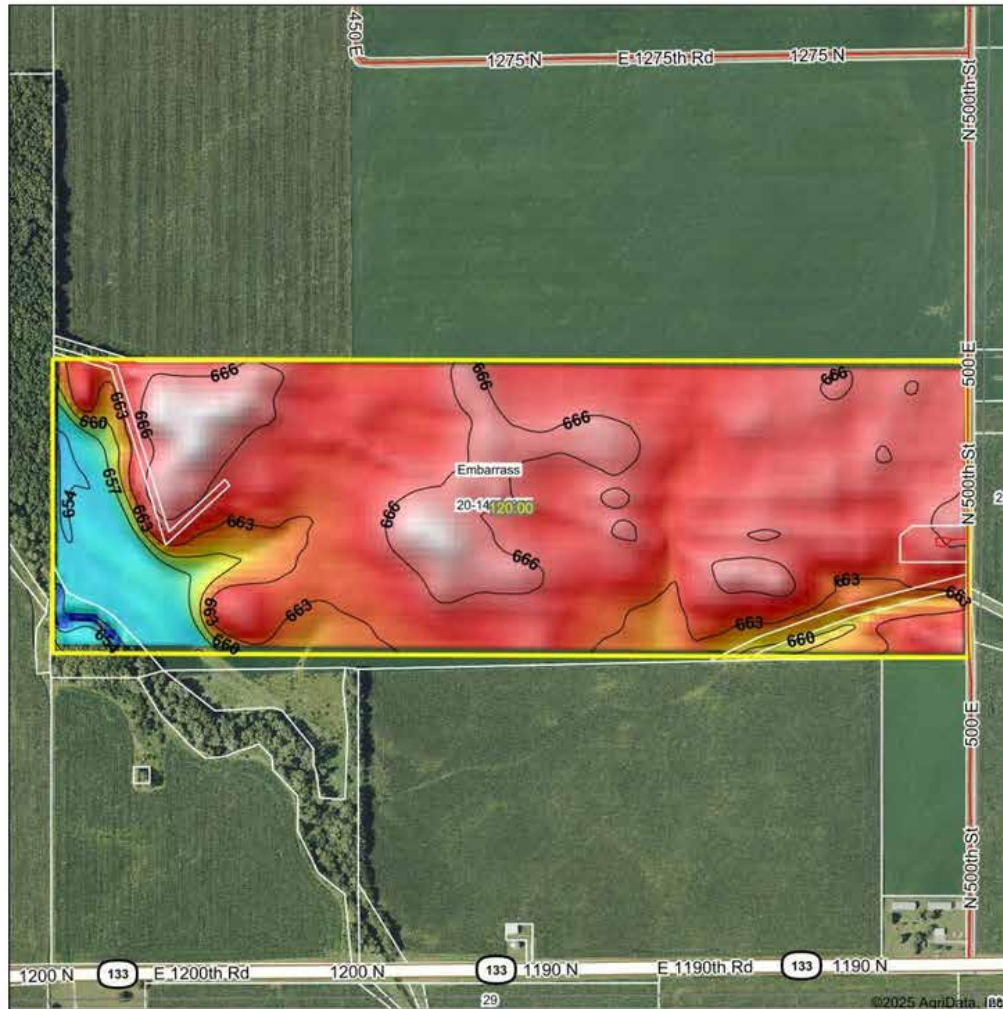


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LAND AUCTION, EDGAR COUNTY, ILLINOIS

TOPOGRAPHY MAP - TRACT ONE

Topography Hillshade



Low Elevation High



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Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 649.6

Max: 669.3

Range: 19.7

Average: 663.9

Standard Deviation: 3.31 ft

0ft 631ft 1262ft



7/11/2025

20-14N-13W
Edgar County
Illinois

Boundary Center: 39° 38' 56.57, -87° 52' 45.88

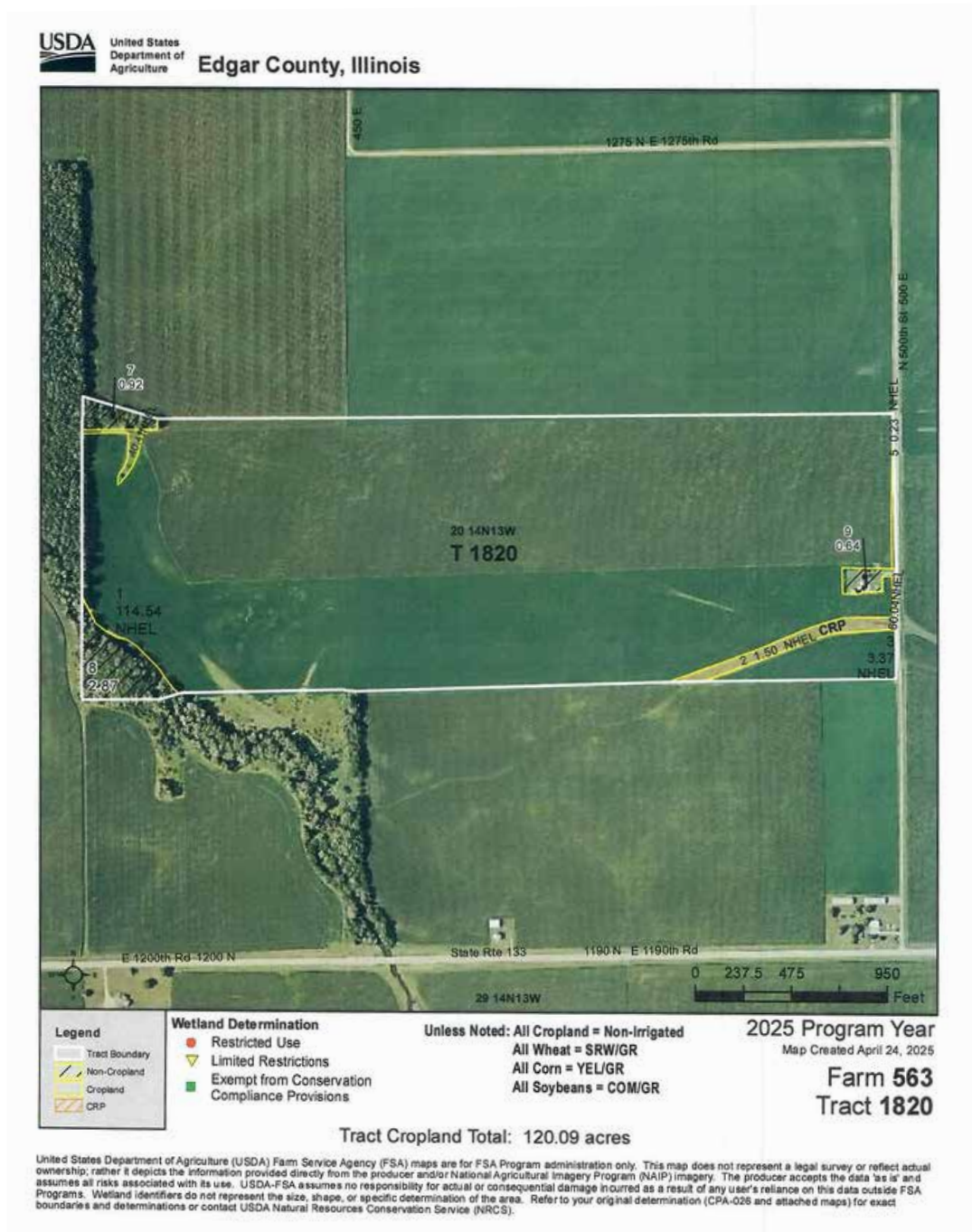


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FSA MAP - TRACT ONE



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LAND AUCTION, EDGAR COUNTY, ILLINOIS

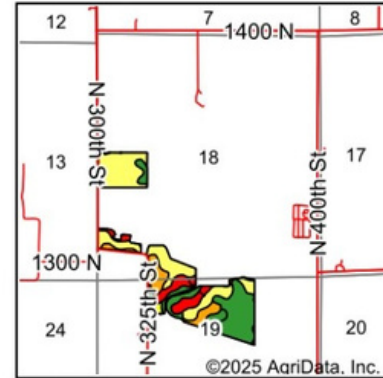
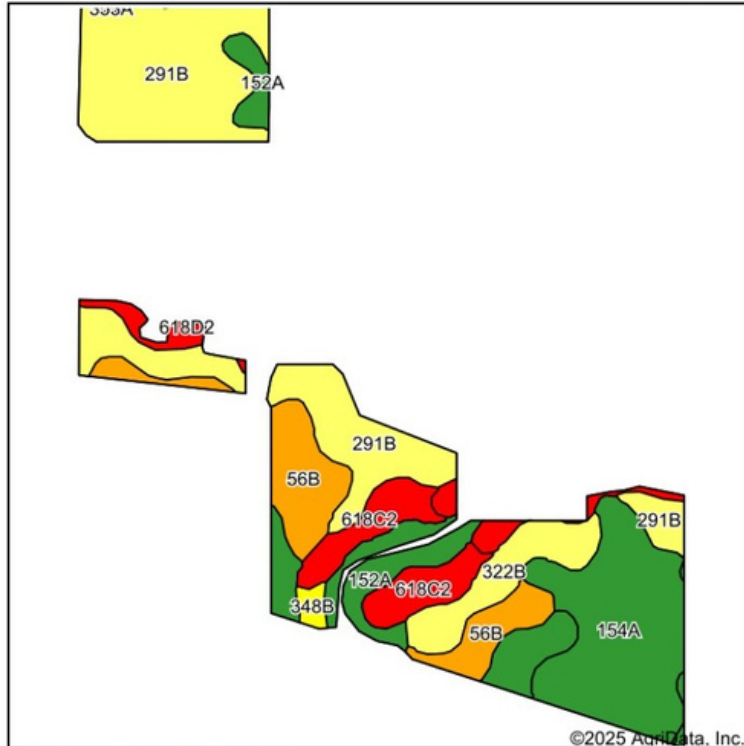
AERIAL MAP - TRACT TWO



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LAND AUCTION, EDGAR COUNTY, ILLINOIS

SOILS MAP - TRACT TWO



State: **Illinois**
 County: **Edgar**
 Location: **18-14N-13W**
 Township: **Embarrass**
 Acres: **92.96**
 Date: **7/11/2025**



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Maps Provided By:



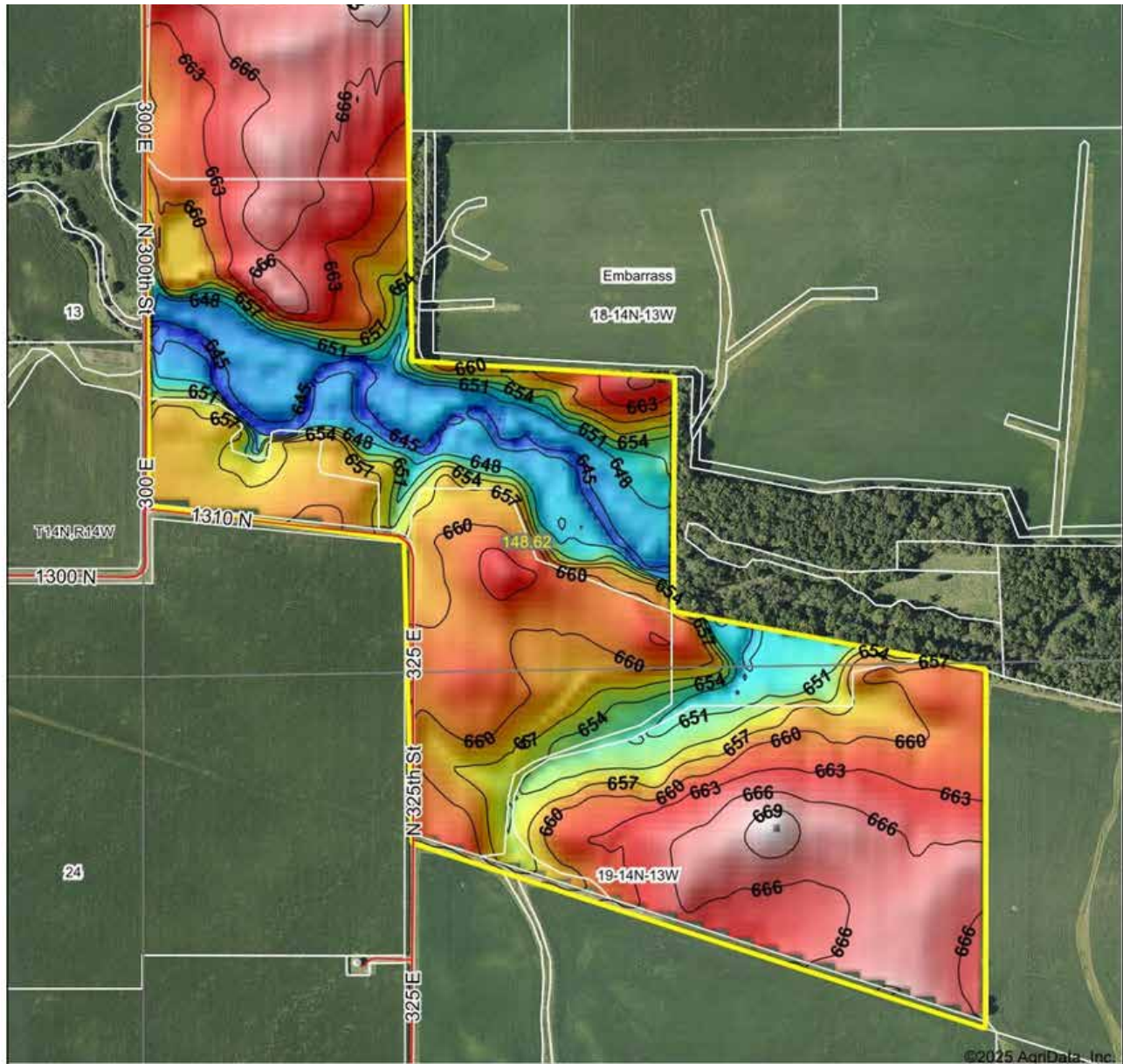
Area Symbol: IL045, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	32.01	34.3%		**159	**49	**116
154A	Flanagan silt loam, 0 to 2 percent slopes	18.68	20.1%		194	63	144
**152A	Drummer silty clay loam, 0 to 2 percent slopes	12.50	13.4%		**195	**63	**144
**56B	Dana silt loam, 2 to 5 percent slopes	11.22	12.1%		**178	**55	**130
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	7.67	8.3%		**136	**44	**100
**322B	Russell silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	6.50	7.0%		**158	**50	**115
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	3.49	3.8%		**127	**41	**93
**348B	Wingate silt loam, 2 to 5 percent slopes	0.81	0.9%		**162	**51	**119
353A	Toronto silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	0.08	0.1%		174	56	128
Weighted Average					170	53.8	124.9



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LAND AUCTION, EDGAR COUNTY, ILLINOIS

TOPOGRAPHY MAP - TRACT TWO



Low Elevation High



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Source: USGS 10 meter dem
Interval(ft): 3
Min: 641.3
Max: 671.1

0ft 656ft 1311ft



18-14N-13W



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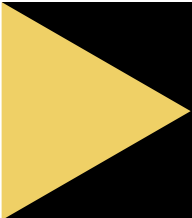
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FSA MAP - TRACT TWO



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AUCTION TERMS

Procedure: This auction will be conducted In-Person with online bidding available through an online auction platform. The property will be sold using the **Choice Method**. Meaning bidding will be open on all tracts and the winning bidder will have their choice of one or multiple tracts in the first round of bidding. If any tracts are remaining after the first round of bidding has closed the remaining tract will be reopened for another round of bidding. At no point will the tracts be offered in combination. The final amount bid will be times the acres and adjusted accordingly 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 **November 18th, 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.

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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