



**Connie Wolken Irrevocable Trust,  
Rick Ackerman, Trustee - Sellers**

**Monday, April 24th, 2023 -10:00 a.m. Gordyville USA  
2205 CR 3000 N, Gifford, Illinois 61847**

**More info: [gordonhannaganauctionco.com](http://gordonhannaganauctionco.com)**

**Jim Hannagan 217.202.9919 or Ed Hannagan 217.621.7126**

**PUBLIC LAND AUCTION**  
**PRIME CHAMPAIGN CO. ILLINOIS FARMLAND**  
**Harwood Townships, Illinois 69.55 +/- Acres**

**TRACT 1- 69.55 +/- Acres, Harwood Township**

Tract 1: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 22 NORTH OF THE BASE LINE, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES, 05.7 MINUTES EAST 1320.2 FEET ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES, 28.3 MINUTES WEST 476.3 FEET ON THE CENTERLINE OF AN ABANDONED RAILROAD TRACK TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES, 28.3 MINUTES WEST 2175.15 FEET ON SAID CENTERLINE; THENCE SOUTH 00 DEGREES, 04.45 MINUTES WEST 45.7 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES, 33.8 MINUTES EAST 2175.1 FEET ON THE SOUTH LINE OF THE ABANDONED RAILROAD; AND THENCE NORTH 00 DEGREES, 05.7 MINUTES EAST 49.2 FEET PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS. PIN: 11-04-32-426-010

AND

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS; EXCEPT THE EAST 165 FEET OF THE WEST 1,139.13 FEET OF THE SOUTH 208.71 FEET OF THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN THAT LIES NORTH OF THE RIGHT OF WAY OF U.S. HIGHWAY 136. ALSO EXCEPT: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 22 NORTH OF THE BASE LINE, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES, 05.7 MINUTES EAST 1320.2 FEET ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES, 28.3 MINUTES WEST 476.3 FEET ON THE CENTERLINE OF AN ABANDONED RAILROAD TRACK TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES, 28.3 MINUTES WEST 2175.15 FEET ON SAID CENTERLINE; THENCE SOUTH 00 DEGREES, 04.45 MINUTES WEST 45.7 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES, 33.8 MINUTES EAST 2175.1 FEET ON THE SOUTH LINE OF THE ABANDONED RAILROAD; AND THENCE NORTH 00 DEGREES, 05.7 MINUTES EAST 49.2 FEET PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING. ALSO EXCEPT: 7 BEGINNING AT A POINT ON THE EAST LINE OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, 128.4 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE FOR 200 FEET; THENCE TO THE RIGHT 90

DEGREES FOR 233 FEET; THENCE NORTH PARALLEL TO SAID EAST LINE OF SAID SECTION FOR 200 FEET; AND THENCE EASTERLY TO THE POINT OF BEGINNING. ALSO EXCEPT: THE SOUTH 208.71 FEET OF THE WEST 208.71 FEET THEREOF. ALSO EXCEPT: THE EAST 705.42 FEET OF THE WEST 974.13 FEET OF THE SOUTH 208.71 FEET THEREOF. ALSO EXCEPT: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 22 NORTH OF THE BASE LINE, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 372.15 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE DEFLECTING 90 DEGREES, 42 MINUTES, 50 SECONDS TO THE LEFT A DISTANCE OF 176.35 FEET; THENCE 89 DEGREES, 14 MINUTES, 30 SECONDS TO THE LEFT 371.55 FEET; AND THENCE EAST 176.63 FEET ON THE SOUTH LINE OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING. ALSO EXCEPT: BEGINNING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 22 NORTH OF THE BASE LINE, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 63.2 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES, 05.8 MINUTES WEST 65.2 FEET ON SAID EAST LINE; THENCE NORTH 89 DEGREES, 54.2 MINUTES WEST 476.3 FEET; THENCE NORTH 00 DEGREES, 05.8 MINUTES EAST 60.7 FEET PARALLEL WITH SAID EAST LINE; AND THENCE NORTH 89 DEGREES, 33.3 MINUTES EAST 476.3 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT: BEGINNING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 22 NORTH OF THE BASE LINE, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 1270.3 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES, 05.7 MINUTES EAST 49.9 FEET ON SAID EAST LINE; THENCE SOUTH 89 DEGREES, 28.3 MINUTES WEST 476.3 FEET ON SAID CENTERLINE OF AN ABANDONED RAILROAD TRACK; THENCE SOUTH 00 DEGREES, 05.7 MINUTES WEST 49.2 FEET PARALLEL WITH SAID EAST LINE; AND THENCE NORTH 89 DEGREES, 33.8 MINUTES EAST 476.3 FEET TO THE POINT OF BEGINNING. 8 SITUATED IN CHAMPAIGN COUNTY, ILLINOIS. PIN: 11-04-32-476-008

IMPROVEMENTS: No improvements on this tract

**Auction Date**

**Monday, April 24th, 2023 at 10:00 a.m.**

**Auction Location**

**Gordyville USA, Gordon Hannagan Auction Co.**

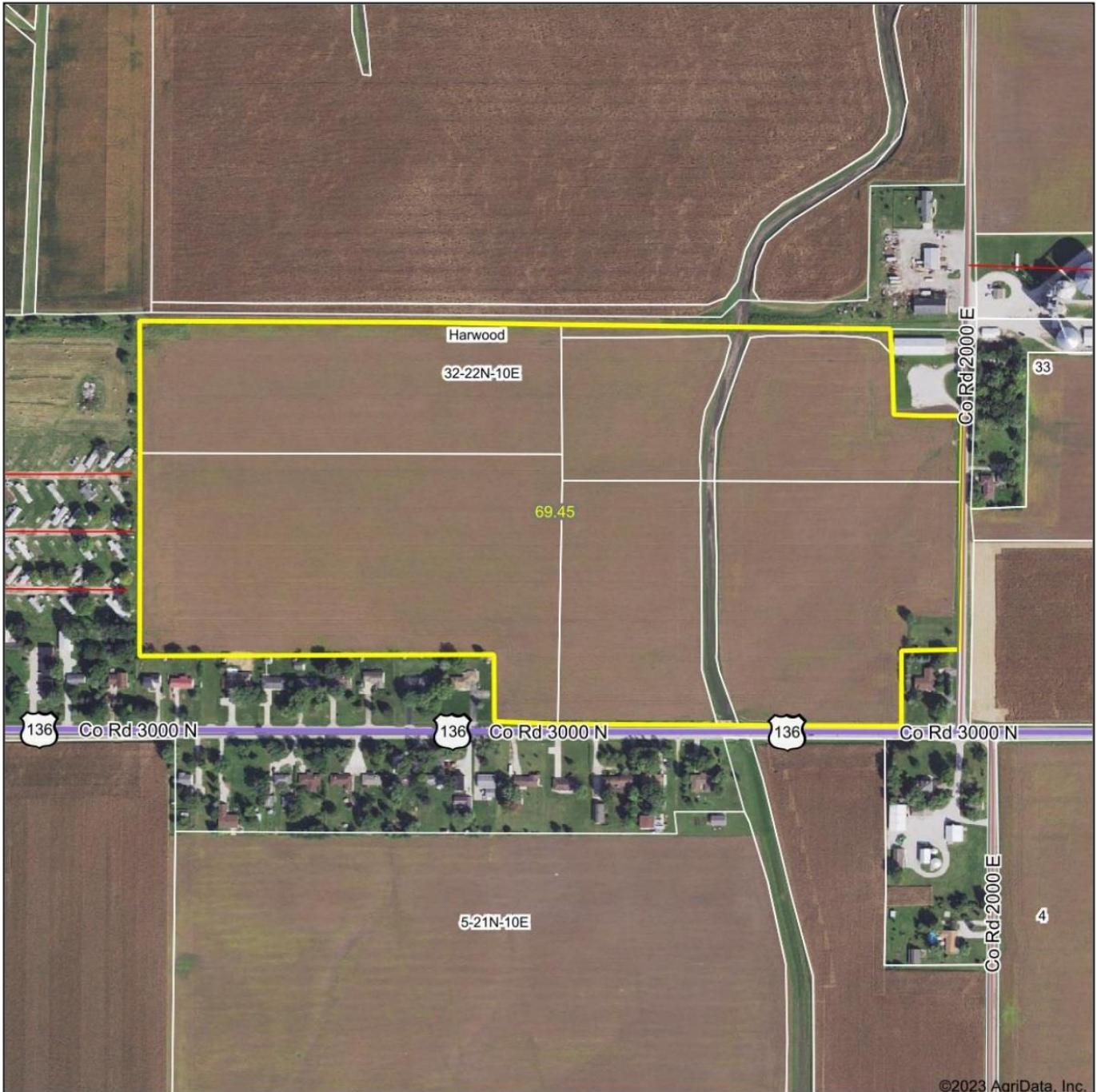
**2205 CR 3000 N**

**Gifford, Illinois 61847**

**Auction Inquires:**

**Jim 217.202.9919 or Ed 217.621.7126**

# Aerial Map



©2023 AgriData, Inc.

Map Center: 40° 18' 50.73, -88° 5' 2.45



**32-22N-10E**  
**Champaign County**  
**Illinois**



3/31/2023

Maps Provided By:



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

# 4 Year Crop History

Owner/Operator:

Date: 3/15/23

Address:

Farm Name:

Address:

Field ID:

Phone:

Acct. #:

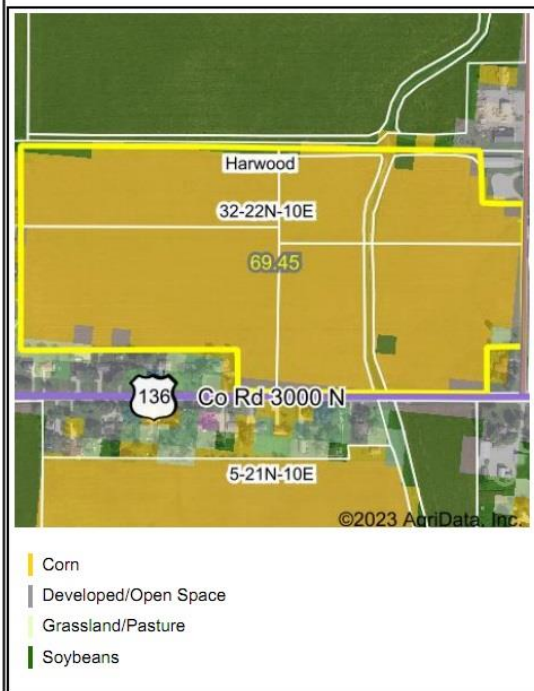
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 40° 18' 50.73, -88° 5' 2.45

State: IL

County: Champaign

Legal: 32-22N-10E

Township: Harwood

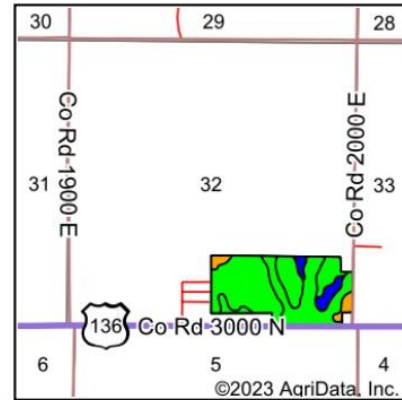
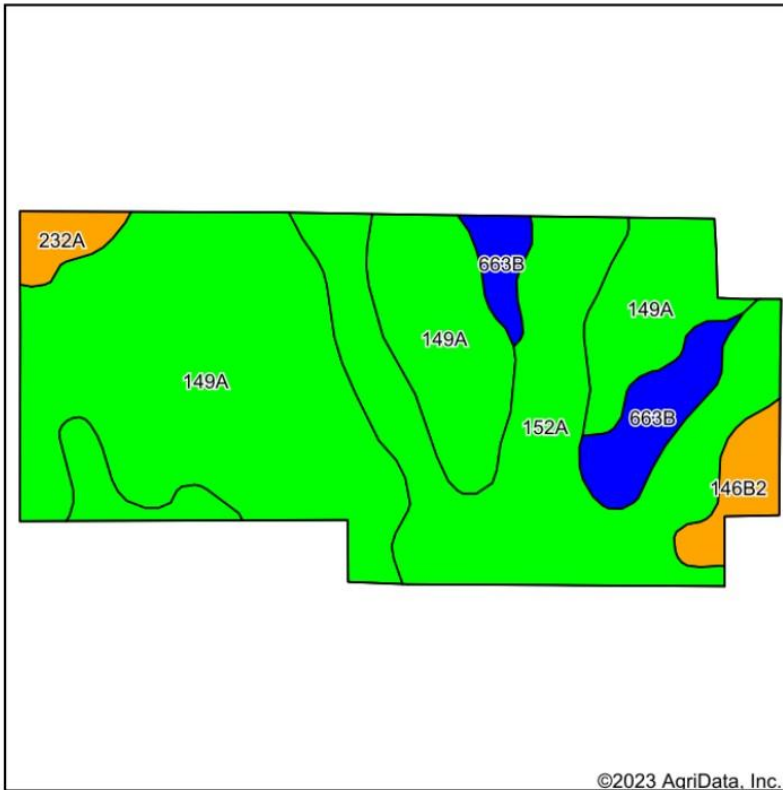


Maps Provided By:



Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer

# Soils Map



State: **Illinois**  
 County: **Champaign**  
 Location: **32-22N-10E**  
 Township: **Harwood**  
 Acres: **69.45**  
 Date: **3/31/2023**

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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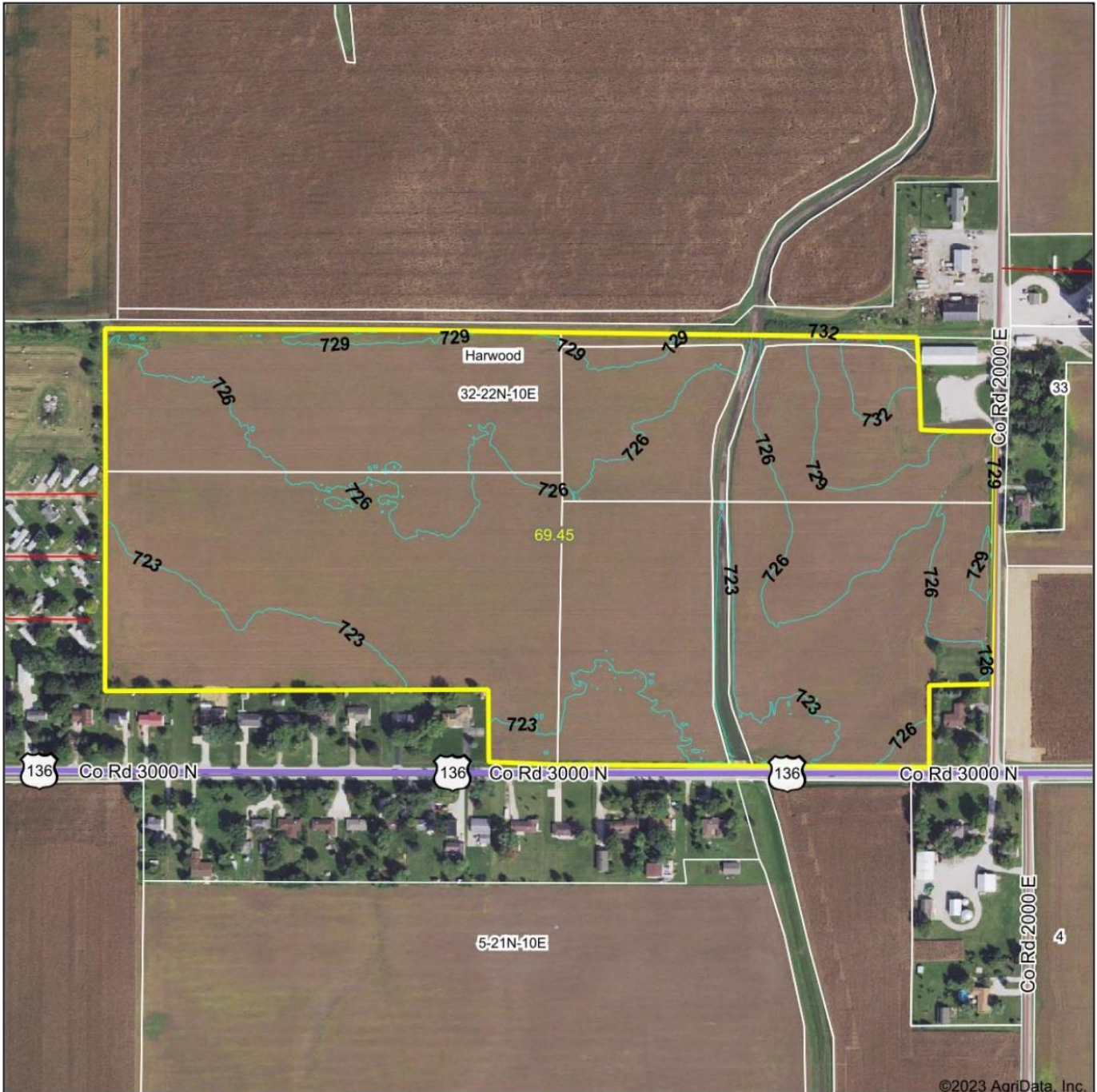
Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <b>a</b>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <b>b</b>	Sorghum <b>c</b> Bu/A	Alfalfa <b>d</b> hay, T/A	Grass-legume <b>e</b> hay, T/A	Crop productivity index for optimum management
149A	Brenton silt loam, 0 to 2 percent slopes	38.44	55.3%		FAV	195	60	74	105	0	0.00	5.64	141
152A	Drummer silty clay loam, 0 to 2 percent slopes	22.64	32.6%		FAV	195	63	73	100	0	0.00	5.64	144
**663B	Clare silt loam, 2 to 5 percent slopes	4.68	6.7%		FAV	**180	**56	**69	**96	0	**6.34	0.00	**133
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	2.21	3.2%		FAV	**160	**52	**65	**83	0	0.00	**4.77	**119
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.48	2.1%		FAV	170	56	65	85	0	0.00	5.14	127
<b>Weighted Average</b>						<b>192.3</b>	<b>60.4</b>	<b>72.9</b>	<b>101.6</b>	<b>*-</b>	<b>0.43</b>	<b>5.22</b>	<b>140.4</b>

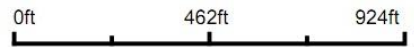
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

# Topography Contours



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Source: USGS 3 meter dem  
 Interval(ft): 3.0  
 Min: 720.5  
 Max: 735.9  
 Range: 15.4  
 Average: 725.4  
 Standard Deviation: 2.33 ft



3/31/2023

**32-22N-10E**  
**Champaign County**  
**Illinois**

Map Center: 40° 18' 50.73, -88° 5' 2.45



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



**Auction Terms** 10% Down on auction day, with the balance payable on or before May, 24 2023. 2022 taxes payable in 2023 will be paid by the sellers, all taxes thereafter will be paid by the buyer. Possession will be given, free of tenant's rights on day of formal closing. Sale held subject to the approval of seller. Announcements sale day will take precedence over any printed material.

**Connie Wolken Irrevocable Trust,  
Rick Ackerman, Trustee - Sellers**

**Bill Scott, Attorney  
217.893.1401**