

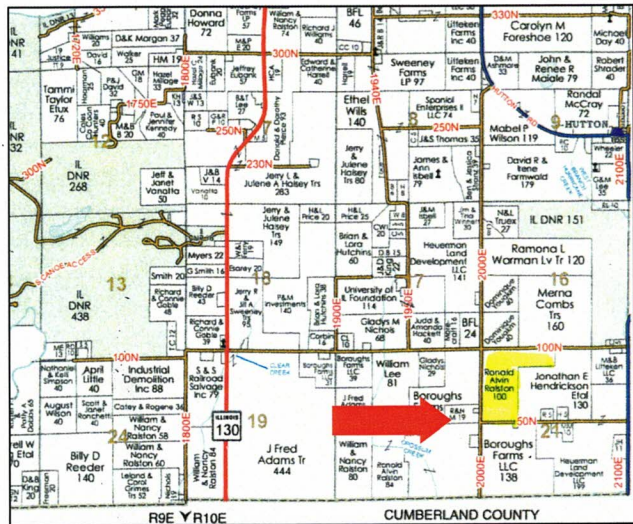
AUCTION REAL ESTATE

LIVE AUCTION

**OCTOBER 22, 2025
6:00 PM**

**Held at the VFW HALL at
1821 20th Street, Charleston IL.**

100 ACRES M/L



COLES COUNTY ILLINOIS
Located in Section 21, T11N. R10E

SELLER: Ronald Ralston

RONALD R. PIERCE REAL ESTATE

Charleston, IL 61920

Cell: 217-254-6306 • Work: 217-348-0803

STANFIELD AUCTION COMPANY

Michael Stanfield

sale4utoo@yahoo.com • 217-369-0911 • IL Lisc. 440000101

www.stanfieldauction.com

RONALD RALSTON
100 ACRES
HUTTON TOWNSHIP
COLES COUNTY, ILLINOIS

BY
RONALD R. PIERCE
IL REAL ESTATE BROKER #471.000014
CHARLESTON, IL 61920

CELL: 217-254-6306
HOME: 217-348-0803

Stanfield Auction Company
Michael Stanfield
3121 Oakwood Dr.
Charleston, Illinois 61920
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RONALD RALSTON
COLES COUNTY, ILLINOIS

OWNERS: Ronald Ralston

TOTAL ACRES: 100 acres in Hutton Township, Coles County, IL

PRICE: Live Auction – October 22, 6:00 P.M.,
VFW Hall,
1821 20th Street
Charleston, IL

TERMS: The terms being offered are cash. A 10% earnest money deposit is required with the offer to purchase, with the balance being due at closing.

LOCATION: The farm is located in the Northwest Quarter of Section 22, Township 11 North, Range 10 East, Hutton Township, Coles County, Illinois;

PIN: 05-0-01030-000

POSSESSION: Possession will be given per terms of the purchase agreement.

TILLABLE ACRES: 94.58 tillable acres as per FSA which includes 17.02 acres if CRP which pays \$3,342.00 per year until 2032 and 2037.

The 2025 CRP payments are to be retained by Seller. Any Government payments that might be paid on 2025 crop are retained by Seller even if paid at a later date.

Buyer is required to renew all CRP contracts so as to receive 2026 payments

LEASE INFORMATION: The common lease terms in this area are a 50-50 crop share lease, and cash rental arrangements which are becoming increasingly popular. Under the more typical 50-50 crop share lease, the tenant furnishes the labor and the machinery, and the landowner furnishes the land and pays the taxes. All direct costs associated with growing the crop are split 50-50. These costs would be such items as fertilizer, seed, chemicals, and other inputs directly involved in growing the crop, but not to include machinery or lab or expense.

The farm is operated by owner, Ronald Ralston for the 2025 crop year but will be sold lease-free for the 2026 crop year. Possession will be per terms of Purchase Agreement. Soybeans currently growing are property of Seller. CRP payment for 2025 year is property of Seller. Any Government payments that might be paid on 2025 crop are retained by Seller, whether disbursed in 2025 or a later date.

IMPROVEMENTS: None

DRAINAGE: Average and adequate

REAL ESTATE TAXES:	<u>ID</u> <u>NUMBER</u>	<u>ACRES</u>	<u>ASSESSED</u> <u>VALUE</u>	<u>2023</u> <u>TAXES</u>
	05-0-01030-000	100	\$25,296	\$ 1,829.58

Average tax per acre = \$ 18.29

FERTILITY: The fertility of this farm has been maintained to produce the estimated yields.

Mineral Rights: All mineral rights of the seller will be transferred to the buyer.

SPECIFIC SOILS: The following are the individual soils found on subject property.

TOPOGRAPHY: The topography of the farm is flat to gently undulating.

GRAIN MARKETS The nearest grain market facilities are located at Ashmore and Westfield, Illinois.

FINANCING: Bidding is not conditional upon financing, or any buyer or lender inspections. Be certain you have arranged financing, if needed, and are capable of paying cash at closing.

TITLE:

A title insurance policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished to the Buyer.

ACCESS AND FRONTAGE:

Township Road 50 North borders the farm on the South and Township Road 100 North borders the farm on the North. Also Township Road 2000 East borders the West. All roads provide excellent access to the farm.

UTILITIES:

Electricity and rural water is provided by Embarras Area Water District along Township Roads 2000 East and 50 North.

ZONING:

The farm is zoned for agricultural use.

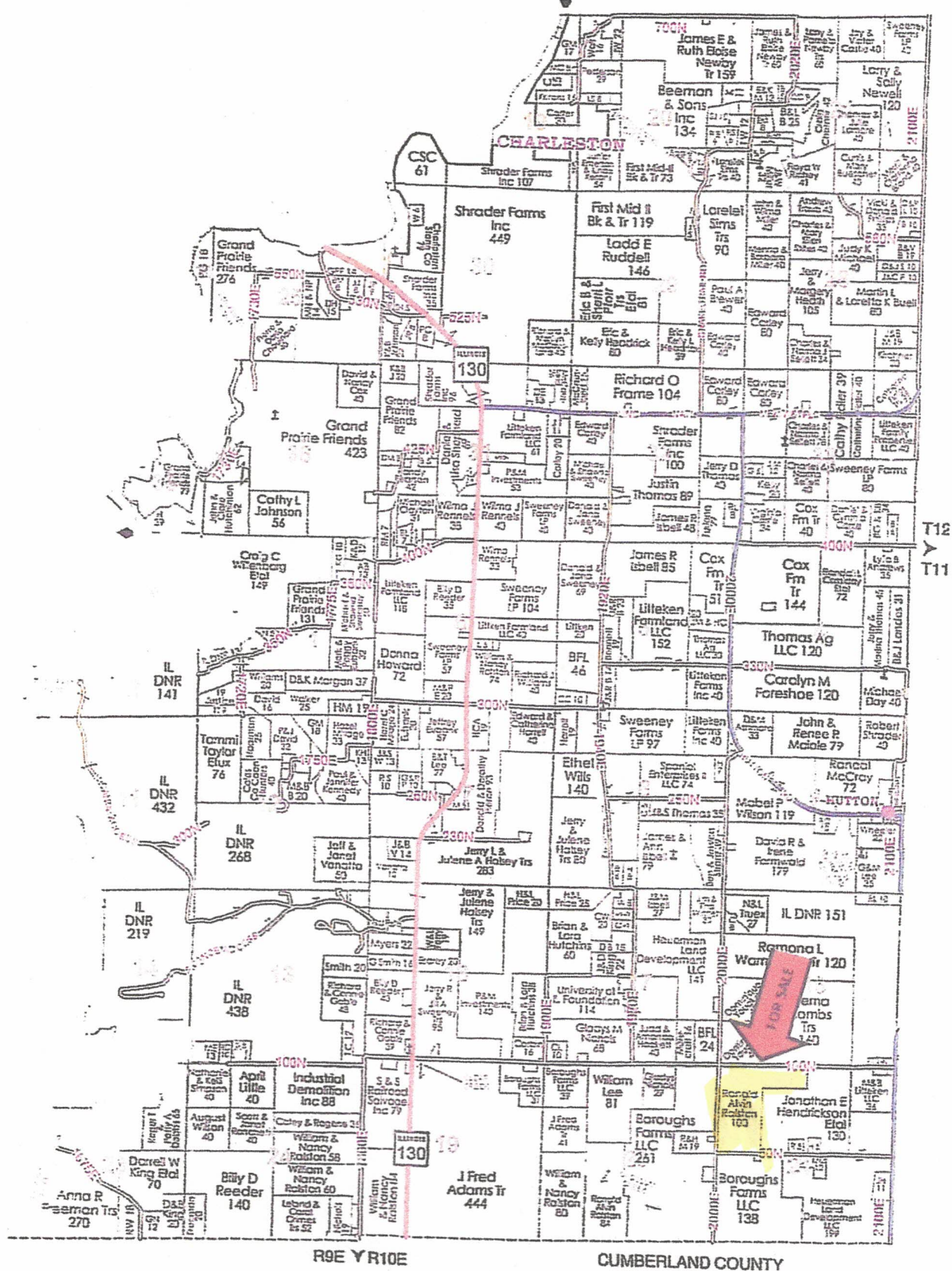
Although the information contained in this brochure is considered to be accurate, no representation or warranty to that effect is being made. The information contained herein is subject to verification and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice, and the stated price and terms are subject to change without notice or approval. The seller further reserves the right to reject any and all offers. All inquiries, inspection, appointments, and offers must be channeled through:

Ronald Pierce/Real Estate
8410 N. CR 1880 E.
Charleston, Illinois 61920.
Cell: 217-254-6306.
Work: 217-248-0803

Sarah Holsapple-Miller
101 East Adams Street, Box 506
Toledo, IL 62468
Office: 217-849-0053

Stanfield Auction Company
Michael Stanfield
3121 Oakwood Dr.
Charleston, Illinois 61920
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This map shows the location of the subject property in Hutton Township, Coles County, Illinois



RONALD RALSTON

Taxable Acres – 100 acres

Tillable Acres – 94.58



The following are descriptions of the predominant soil types as described by the soil survey of Coles County:

Xenia Silt Loam, 1 to 5 percent slopes. This gently sloping, moderately well drained soil is on ridgetops and toe slopes on till plains. Individual areas are irregular in shape and range from 3 to 200 acres in size. Typically, the surface layer is dark grayish brown, friable silt loam about 6 inches thick. The subsurface layer is grayish brown, friable silt loam about 2 inches thick. The subsoil is about 49 inches thick. The upper part is yellowish brown, friable silt loam; the next part is yellowish brown, mottled, firm silty clay loam; and the lower part is yellowish brown, mottled, firm clay loam. The underlying material to a depth of 60 inches or more is yellowish brown, calcareous clay loam. In some areas the surface layer is thicker and lighter in color. In other areas the upper part of the subsoil contains more sand.

Included with this soil in mapping are small areas of the poorly drained Drummer and somewhat poorly drained Fincastle and Toronto soils. Fincastle and Toronto soils are in nearly level areas above the Xenia soil. Drummer soils are in shallow depressions and drainageways below the Xenia soil. Included soils make up 2 to 10 percent of the unit.

In most areas this soil is cultivated. It is well suited to cultivated crops, to pasture and hay, to woodland, to habitat for open land and woodland wildlife, and to lawns and landscaping. It is moderately well suited to dwellings without basements. It is poorly suited to dwellings with basements, to septic tank absorption fields, and to local roads and streets.

In areas used for corn, soybeans, or small grain, erosion is a hazard. It can be controlled by a system of conservation tillage that leaves crop residue on the surface, contour farming, terraces, or a combination of these. Returning crop residue to the soil or regularly adding other organic material helps to maintain fertility and tilth and increases the rate of water infiltration.

Establishing pasture plants or hay on this soil helps to keep erosion within tolerable limits. Overgrazing, however, reduces forage yields, causes surface compaction and excessive runoff, and increases the susceptibility to erosion. Pasture rotation, timely deferment of grazing, and applications of fertilizer help to keep the pasture in good condition and help to control erosion.

If this soil is used as woodland, plant competition is a management concern. It hinders the growth of desirable seedlings. The undesirable plants in openings where timber has been harvested can be controlled by chemical or mechanical means. Excluding livestock from the woodland helps to prevent destruction of the leaf mulch and of desirable young trees, compaction of the soil, and damage to tree roots. Measures that protect the woodland from fire are needed.

The wooded areas provide good habitat for woodland wildlife. Livestock should be excluded from the woodland in order to help prevent depletion of the shrubs and sprouts that provide food and cover for woodland wildlife, such as deer, squirrels, and a variety of birds. Hedges and rows of shrubs provide cover for doves and other birds.

If this soil is used as a site for dwellings, the seasonal high water table is a limitation. It can be lowered by installing foundation drains. The shrink-swell potential is a limitation on sites for dwellings without basements. Reinforcing the foundation helps to prevent the structural damage caused by shrinking and swelling. The seasonal high water table and the moderately slow permeability are limitations on sites for septic tank absorption fields. Installing underground drains lowers the water table. Enlarging the absorption area helps to overcome the restricted permeability. A drainage system is needed if lawns and ornamental trees and shrubs are to be established.

The land capability classification is 11e.

Fincastle Silt Loam. This nearly level, somewhat poorly drained soil is in flat and convex areas on till plains. Individual areas are irregular in shape and range from 3 to 200 acres in size.

Typically, the surface layer is dark brown, friable silt loam about 8 inches thick. The subsurface layer is grayish brown, mottled, firm silt loam about 3 inches thick. The subsoil is about 39 inches thick. It is yellowish brown, mottled, and firm. The upper part is silty clay loam, and the lower part is clay loam. The underlying material to a depth of 60 inches or more is yellowish brown, mottled, calcareous loam. In some areas the surface layer is darker. In other areas the underlying material is stratified loam and loam sand.

Included with this soil in mapping are small areas of the poorly drained Drummer soils. These soils are in shallow depressions and drainageways below the Fincastle soil. They make up 2 to 10 percent of the unit.

Water and air move through the upper part of the Fincastle soil at a moderate rate and through the lower part at a moderately slow rate. Surface runoff is slow in cultivated areas. The seasonal high water table is 1 to 3 feet below the surface during winter and spring. Available water capacity is high. Organic matter content is moderately low. In cultivated areas the surface layer tends to crust after hard rains. The shrink-swell potential is moderate, and the potential for frost action is high.

In most areas this soil is used for cultivated crops. It is well suited to cultivated crops, to pasture and hay, and to woodland. It is poorly suited to dwellings and septic tank absorption fields.

The crops commonly grown in the county can be grown on this soil because a drainage system has been installed. Measures that maintain or improve the drainage system are needed. Tile drains and surface drains function satisfactorily if suitable outlets are available. Keeping tillage at a minimum and returning crop residue to the soil help to maintain tilth and fertility.

Pasture plants and hay grow well on this soil.

Overgrazing or grazing when the soil is too wet, however, reduces forage production and causes surface compaction, excessive runoff, and poor tilth. Proper stocking rates, rotation grazing, timely deferment of grazing, and application of fertilizer help to keep the pasture in good condition. Bromegrass, orchard grass, timothy, alfalfa, and red clover are suited to this soil.

If this soil is used as woodland, plant competition is a management concern. It hinders the growth of desirable seedlings. The undesirable plants in openings where timber has been harvested can be controlled by chemical or mechanical means. Excluding livestock from the woodland helps to prevent destruction of the leaf mulch and of desirable young trees, compaction of the soil, and damage to tree roots. Measures that protect the woodland from fire are needed. If this soil is used as a site for dwellings, the seasonal high water table is a limitation. It can be lowered by installing foundation drains. Reinforcing the foundation helps to prevent the structural damage caused by shrinking and swelling. The seasonal high water table and the moderately slow permeability are limitations on sites for septic tank absorption fields. Installing underground drains lowers the water table. Enlarging the absorption area helps to overcome the restricted permeability. The land capability calcification is llw.

Senachwine Silt Loam

Setting

Landform: Ground moraines, end moraines

Position on the landform: Backslopes

Map Composition

Senachwine and similar soils: 95%

Dissimilar soils: 5%

Properties and Qualities

Well drained loamy till

Moderately slow permeability within a depth of 40 inches Moderately slow permeability below a depth of 60 inches

Depth to restrictive feature: More than 80 inches

Available water capacity: About 7.6 inches to a depth of 60 inches

Content of organic matter in the surface layer: 1.0 to 2.5 percent

Moderate shrink-swell potential

No ponding

No flooding

The surface layer has been thinned by erosion

Moderate potential for frost

Medium surface runoff class

High susceptibility to water erosion

Low susceptibility to wind erosion

Qualification of Broker

Ronald R. Pierce

Currently owner of Pierce Real Estate Sales, specializing in sale of farm land in East Central, Illinois.

Retired 2019 as Vice president and Senior Farm Manager of First Mid Ag Services, Charleston, Illinois.

January 1995 to July 2, 2018 owner of Ronald R. Pierce Farm Management. A firm specializing in the management and sale of Agricultural Real Estate in the East Central Illinois area. July 2, 2019 – Pierce Farm Management sold to First Mid Ag Services.

October 1976 to December 15, 1994, he worked in the Farm Management and Trust Department of the Boatmen's National Bank located in Charleston, Illinois. He was the Vice president of the Boatmen's National Bank. Also, he held the title of Assistant Vice president and Farm Manager of Boatmen's Trust Company of Illinois.

Ronald Pierce Farm Management managed for absentee land owners and trustees approximately 17,000 acres of farm land in Central Illinois until its sale to First Mid.

He currently serves on the Board of Directors of First Federal Savings and Loan Association of Central Illinois with branches in both Charleston and Shelbyville, Illinois.

He owns and operates a small livestock and grain farm in Coles County East of Charleston.

He received his B.S. in Agriculture from Southern Illinois University in Carbondale, Illinois.

Previous to his position with Boatmen's Trust Company he was employed by the University of Illinois in the Cooperative Extension Service.

Terms of Service

PLEASE READ AND REVIEW THE FOLLOWING TERMS PRIOR TO BIDDING ON PROPERTY OFFERED BY RONALD R. PIERCE. BIDDING ON THE ONLINE PLATFORM OBLIGATES YOU AND THE SELLER TO CERTAIN LEGAL AGREEMENTS. IF YOU HAVE NOT READ AND DO NOT UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING THROUGH THIS APP/WEBSITE YOU AGREE TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE TERMS AND CONDITIONS LISTED OR REFERENCED BELOW.

Seller: Ronald Ralston

Sale method: This is a LIVE AUCTION. All bidding is on a "per acre" basis. Call Mike Stanfield, Auctioneer, at 217-369-0911 for details.

Contract: Buyer will enter into a contract with a 10% down payment, and the balance due at closing. All property will be sold "as is, where is".

Financing: Bidding is not conditional upon financing, or any buyer or lender inspections. Be certain you have arranged financing, if needed, and are capable of paying cash at closing.

Title: A title policy in amount of sales price to be furnished to the respective purchasers by Seller.

Lease & Possession: Tenancy is open for the 2026 crop year, possession can be taken after closing. Seller will retain the Landowner's share of 2025 rents, crop sales, and government proceeds.

Real Estate Taxes: 2024 real estate taxes payable in 2025 have been paid by the Seller before the auction. 2025 real estate taxes payable in 2026, to be credited to the Buyer by the Seller at closing based on the most recent information. All the future year's real estate taxes, to be paid by the Buyer.

Bidder Registration: All potential bidders must register and receive a bidder number prior to the bidding.