



# Wayne County Illinois Land iAuction - The Seidel Farm

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



BIDDING ENDS THURSDAY, SEPTEMBER 15<sup>TH</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



**PROPERTY ADDRESS:**

00 Co Rd 1250  
Fairfield, IL 62837

**ACRES:** 709.64  
**COUNTY:** Wayne

**AUCTION DETAILS:**

**Open House Saturday, August 27th 10AM to 12PM. Auction Representative will be on Tract 3.**

**Bidding ends Thursday, September 15th at 10AM.**

Twenty years after the death of Roy Seidel and 19 years after the death of Roy Seidel, Jr. the family members have decided to sell the remaining 709.64± acres of the Roy Seidel Farm at an Internet Only Auction. The farm has been owned by the family for the last 57 years! Sellers: Michael Seidel, Paula Seidel Proctor, and Wilma Dobsch

These 709.64± acres are conveniently located 3.8 miles south of highway 15 on county road 1250, 7.1 miles east of Wayne City and 10.2 miles southwest of Fairfield. The land is being offered in 8 tracts and consists of highly productive cropland with soils consisting mostly of Bonnie silt loam (PI 111) and Piopolis silty clay loam (PI 108). The Farm Service Agency figures there to be approximately 640± acres of cropland. The balance of the land is woods and waterways and does offer some excellent hunting and recreation. If you're looking to add to your farming operation or investment portfolio be sure to give the Roy Seidel farm a good look. You won't be disappointed!



**PRESENTED BY:**

**JASON WALLINGFORD**

**Auction Division President**

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**Tract 1:** 36.44 acres with 33.68 acres of cropland. 8.27 acres are in CRP Filter Strips paying \$207.60 per acre through September 30, 2030. The soil types are Bonnie silt loam and Piopolis silty clay. The average Crop Productivity Index is 109.

**Tract 2:** 207.02 acres with 199.85 acres of cropland. 44.08 acres are in CRP Filter Strips broken down as follows: 28.98 acres are paying \$207.60 per acre through September 30, 2025 and 15.10 acres are paying \$122.00 per acre through September 30, 2028. The soil types are Bonnie silt loam and Piopolis silty clay. The average Crop Productivity Index is 109.

**Tract 3:** 137.35 acres with 114.44 acres of cropland. 19.17 acres are in CRP Filter Strips broken down as follows: 2.80 acres are paying \$207.60 per acre through September 30, 2025, 2.18 acres are paying \$121.68 per acre through September 30, 2028, and 14.19 acres are paying \$207.60 per acre through September 30, 2030. The soil types are Bonnie silt loam, Piopolis silty clay, and Belknap silt loam. The average Crop Productivity Index is 110. This tract has excellent hunting and recreation opportunities with approximately 21 acres of woods.

**Tract 4:** 112.94 acres with 106.88 acres of cropland. 8.64 acres are in CRP Filter Strips paying \$207.60 per acre through September 30, 2030. The soil types are Bonnie silt loam and Piopolis silty clay. The average Crop Productivity Index is 109.

**Tract 5:** 112.91 acres with 107.86 acres of cropland. 15.73 acres are in CRP Filter Strips paying \$207.60 per acre through September 30, 2025. The soil types are Bonnie silt loam, Piopolis silty clay, and Belknap silt loam. The average Crop Productivity Index is 110.

**Tract 6:** 50.18 acres with 40.05 acres of cropland. 7.70 acres are in CRP Filter Strips paying \$122.00 per acre through September 30, 2028. The soil types are Bonnie silt loam and Belknap silt loam. The average Crop Productivity Index is 112. This tract has excellent hunting and recreation opportunities with approximately 10 acres of woods and approximately 1,500 feet of frontage on the Skillet Fork River.

**Tract 7:** 22.80 acres with 18.96 acres of cropland. 4.28 acres are in CRP Filter Strips paying \$122.00 per acre through September 30, 2028. The soil types are Bonnie silt loam and Belknap silt loam. The average Crop Productivity Index is 112.

**Tract 8:** 30± acres with 18.83 acres of cropland with the soils consisting mostly of Wynoose silt loam and an average Crop Productivity Index of 97. This parcel of land was also the Seidel homestead. Utilities are onsite along with 3 grain bins totaling 40,000 bushels of storage, machine shed, shop, older barn, and small pond.

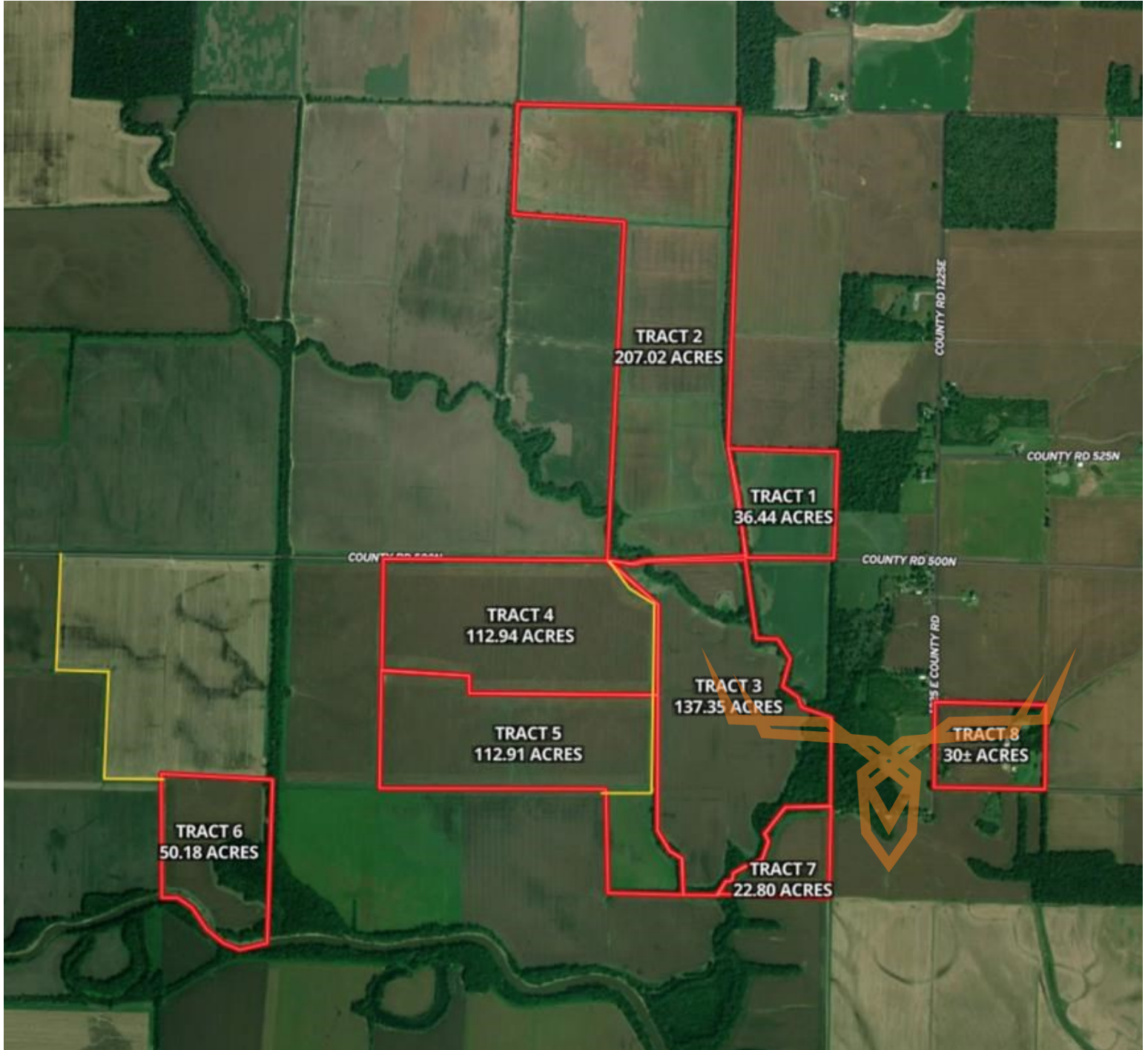
The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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