

# A.R. Bloomfield

## Land Auction

Morgan County, Illinois

226.749 +/- NHEL  
surveyed acres

Saturday, February 22, 2025

10:00 a.m.

~ LIVE ONLY ~

Sale Location:

Beard Implement Co.

2298 State Hwy. 123  
Ashland, IL 62612

# COWMAN AUCTION<sup>LLC</sup>

PROFESSIONALISM | DEDICATION | RESULTS

[cowmanauction.com](http://cowmanauction.com)







## *Arthur Raymond Bloomfield* *1917-1988*

This prominent man went by many names: Art, Ray, Raymond, AR, ARB, and possibly some that cannot be mentioned, but only wore one hat his entire adult life.

After graduating from Ashland High School, he attended the University of Illinois for a short time until he became homesick. He came back home to help his father farm on some of the exact same land that will be sold at this auction.

A few years later, he enlisted for a one year stint in the Army. Shortly before his discharge, Pearl Harbor was bombed. Serving for the duration of World War II, he was assigned to the 9th Armored Division and sent overseas. While in Luxembourg, preparing for entry into Germany, he received notification that three weeks earlier his first child, a daughter, had been born. Six weeks after entry into Germany, he was involved in the Battle of the Bulge. He was later awarded the Bronze Star for Bravery.



Returning from the war in 1945, he sought out land to farm. A large family was also on his mind. Accomplishing both of these dreams, he raised five children, one son and four daughters. Throughout his life he acquired farmland and eventually purchased his parent's homestead.





He raised corn, soybeans, wheat, and alfalfa. In the early 1970s, he was featured in *Prairie Farmer* magazine as one of the first in central Illinois to experiment with planting 20-inch row corn. He also raised Black Angus cattle and Hampshire hogs.

Although his main-focus was farming, he had many other interests. This hard-working man also loved opera and hunting, taking many trips to Canada to hunt moose, deer, elk, and bear. He also became interested in collecting antique grandfather clocks from near and far away places.

Most of all, he was a farmer –  
**THE MOST USEFUL MAN IN THE COUNTRY.**





*Sellers: Descendants of A.R. Bloomfield*

**Duane D. Young, Attorney**

Young Law Partners, PC  
1300 S. 8<sup>th</sup> St.  
Springfield, IL 62703  
217-544-8500



Closing will be on or before March 21, 2025 and will be conducted by:



**WEST STATE TITLE COMPANY**

**Morgan County Abstract Co.**

230 W. State St.  
Jacksonville, IL 62650  
217-243-7432



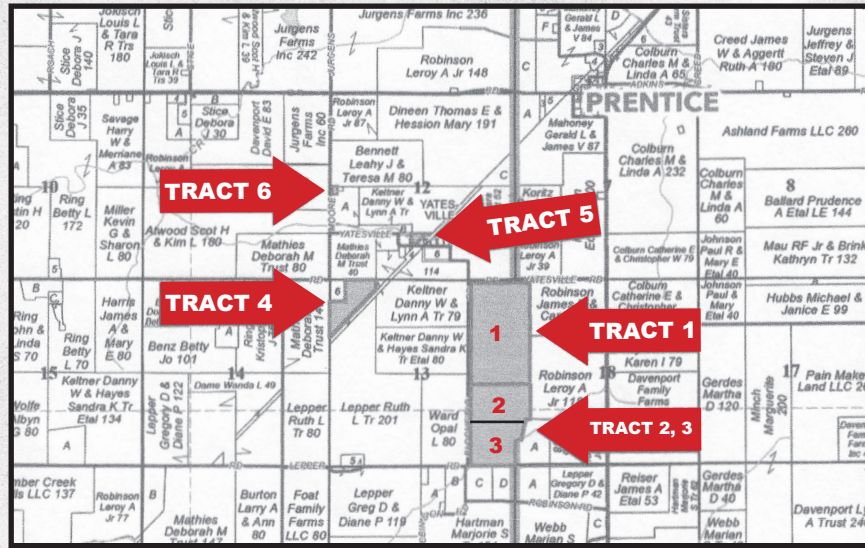
**PARCEL LOCATIONS:** Approximately 6.5 miles north of Alexander on Route 123, between Yatesville Rd. and the Literberry-Prentice Rd. Watch for signs.

Tracts 1, 2 and 3 are along the south side of Yatesville Rd. and east side of Bloomfield Rd.

Tract 4 is southeast of the corner of Yates School Rd. & Ring Rd.

Tract 5 is along the north side of Yatesville Rd.

Tract 6 is south of the Literberry-Prentice Rd. on Yates School Rd.



Corn Yields	YEAR	Soybean Yields
241	2024	88
213	2023	68
225	2022	66
217	2021	80

**TERMS:** Each tract will be sold separately. Tracts 1, 2, and 4 will be sold based upon the latest survey acreage to calculate the final settlement price. Tracts 3, 5, and 6 will be sold by the tract. Buyer(s) will enter into a non-negotiable written contract on the day of the auction. Ten percent (10%) of the bid price will be due on the day of the sale with the balance payable at the time of closing. Sellers will pay the 2024 real estate taxes payable in 2025. Buyer(s) will receive a credit at closing for the 2025 taxes due and payable in 2026 based on the latest ascertainable real estate information available. Sellers will provide title insurance in the amount of the purchase price subject to the permitted exceptions and the title company's usual and customary exceptions. Possession will be given at the time of closing. Closing will be on or before March 21, 2025. Open tenancy for 2025 season. Sellers agree to participate in 1031 like kind exchange as long as same is at no additional cost to seller.

All announcements sale day shall take precedence over any prior advertising whether written, verbal, or electronic. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate and are for demonstration purposes only. There are no expressed or implied warranties pertaining to the property. This real estate is being sold "as is" subject to all easements written or unknown. Seller's interest in mineral rights will be conveyed. Buyers MUST have financing arranged prior to sale day.

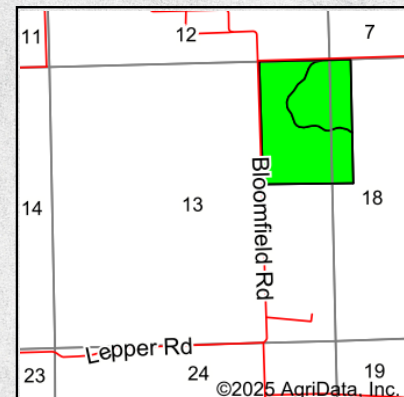
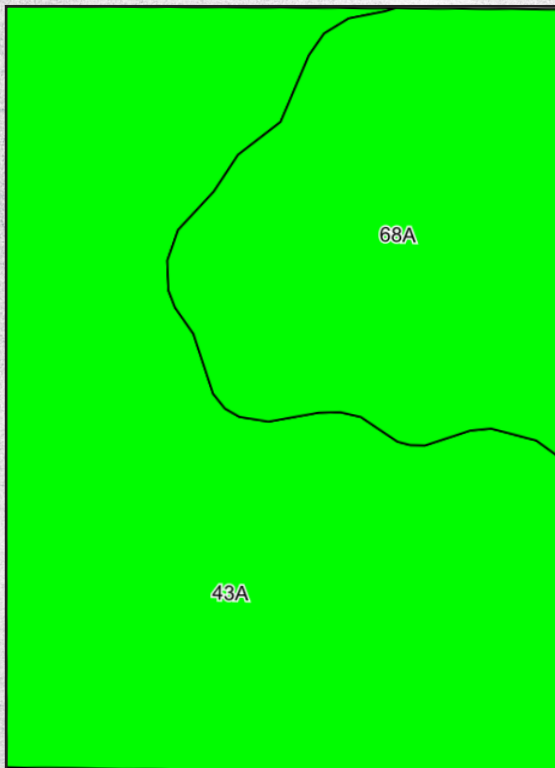


# TRACT 1

90.294 +/- surveyed acres

Taxes: \$13,124.88 for tracts 1, 2, & 3 combined subject to reassessment

pH 6.5  
P1 35  
K 280



State: Illinois  
County: Morgan  
Location: 13-16N-9W  
Township: Prentice  
Acres: 90.29

**COWMAN AUCTION**

Area Symbol: IL137, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
43A	Ipava silt loam, 0 to 2 percent slopes	60.69	67.2%		FAV	191	62	77	100	0	5.90	142	77
**68A	Sable silty clay loam, 0 to 2 percent slopes	29.60	32.8%		FAV	**192	**63	**74	**99	0	**5.80	**143	75
<b>Weighted Average</b>						<b>191.3</b>	<b>62.3</b>	<b>76</b>	<b>99.7</b>	<b>*</b>	<b>5.9</b>	<b>142.3</b>	<b>*n 76.3</b>

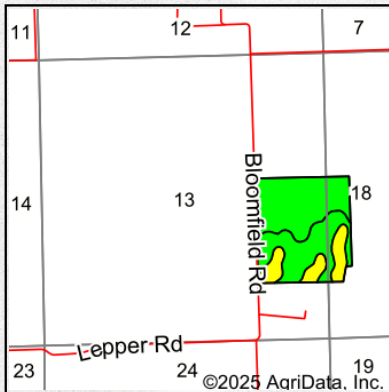
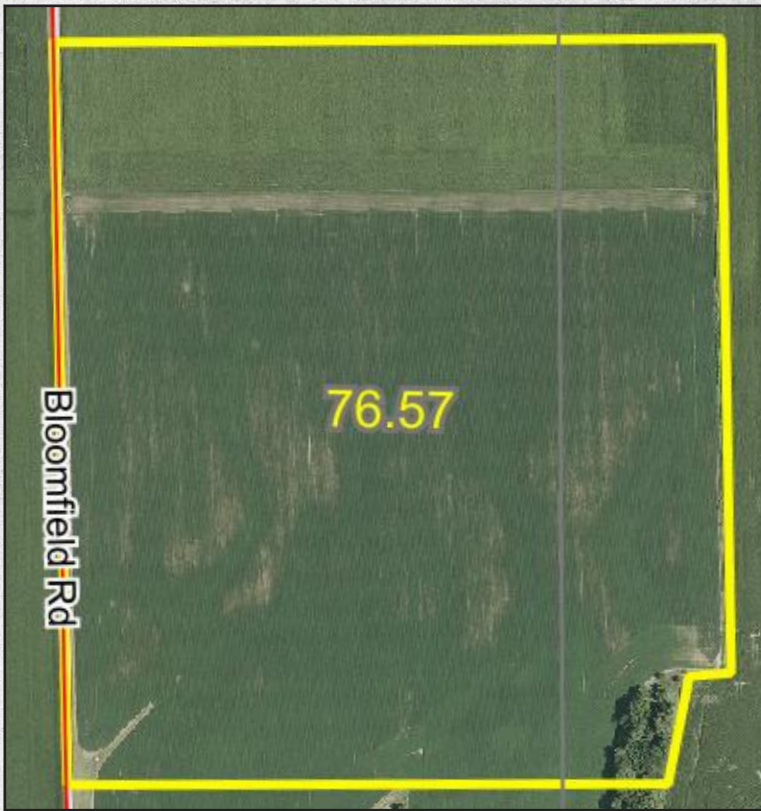


# TRACT 2

76.573 +/- surveyed acres

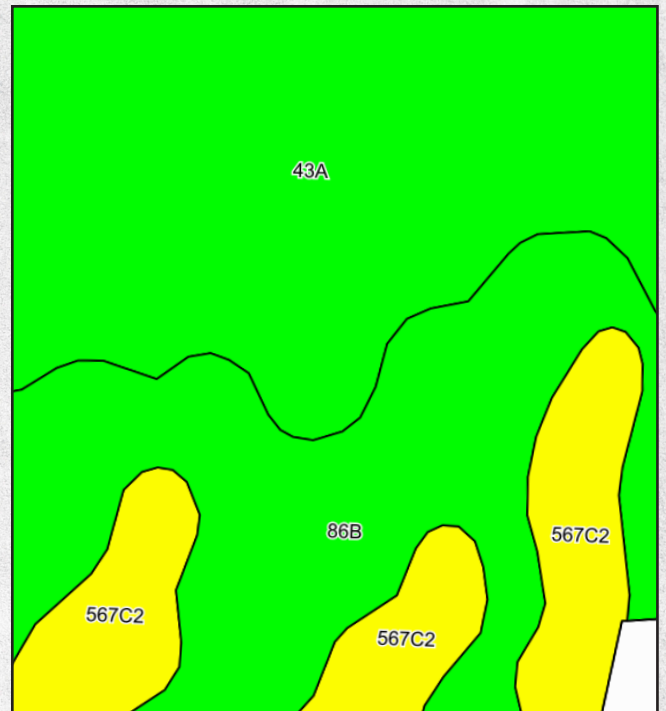
Taxes: \$13,124.88 for tracts 1, 2, & 3 combined subject to reassessment

pH 6.1  
P1 49  
K 341



State: **Illinois**  
County: **Morgan**  
Location: **13-16N-9W**  
Township: **Prentice**  
Acres: **76.57**

**COWMAN AUCTION**



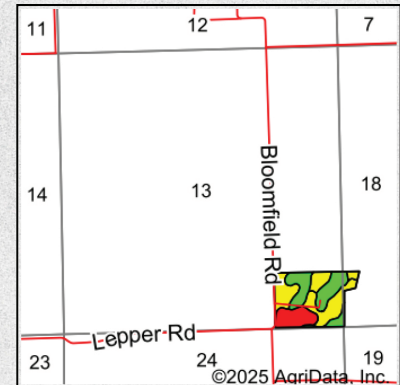
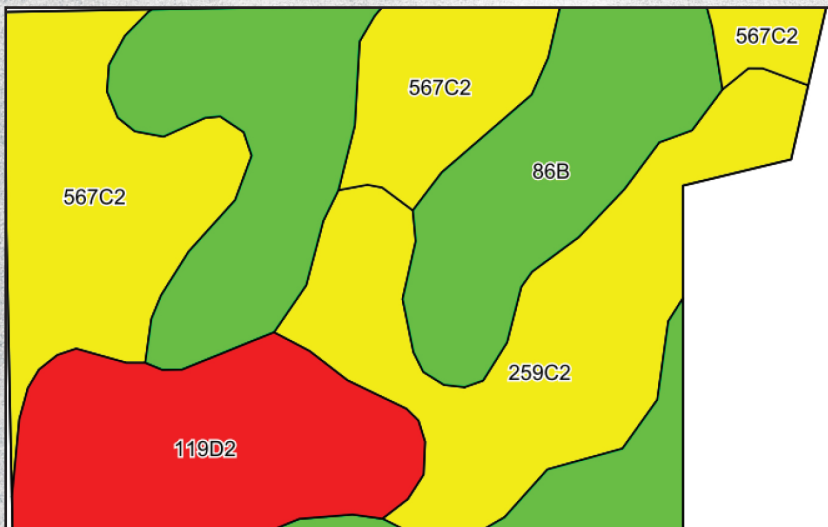
Area Symbol: IL137, Soil Area Version: 15													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
43A	Ipava silt loam, 0 to 2 percent slopes	36.91	48.2%		FAV	191	62	77	100	0	5.90	142	77
**86B	Osco silt loam, 2 to 5 percent slopes	26.41	34.5%		FAV	**187	**59	**74	**100	0	**6.80	**138	78
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	13.25	17.3%		FAV	**159	**50	**60	**76	0	**4.90	**116	73
<b>Weighted Average</b>						<b>184.1</b>	<b>58.9</b>	<b>73</b>	<b>95.8</b>	<b>*-</b>	<b>6</b>	<b>136.1</b>	<b>*n 76.7</b>



# TRACT 3

32.886 +/- surveyed acres

Taxes: \$13,124.88 for tracts 1, 2, & 3 combined subject to reassessment



State: Illinois  
 County: Morgan  
 Location: 13-16N-9W  
 Township: Prentice  
 Acres: 32.88

**COWMAN AUCTION**

Area Symbol: IL137, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**86B	Osco silt loam, 2 to 5 percent slopes	11.50	35.0%		FAV	**187	**59	**74	**100	0	**6.80	**138	78
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	8.36	25.4%		FAV	**159	**50	**60	**76	0	**4.90	**116	73
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	7.21	21.9%		FAV	**152	**48	**60	**77	0	**4.50	**111	66
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	5.81	17.7%		FAV	**131	**43	**51	**65	0	**3.70	**97	30
Weighted Average						162.3	51.5	63.3	82.7	*	5.3	119.2	*n 65.6

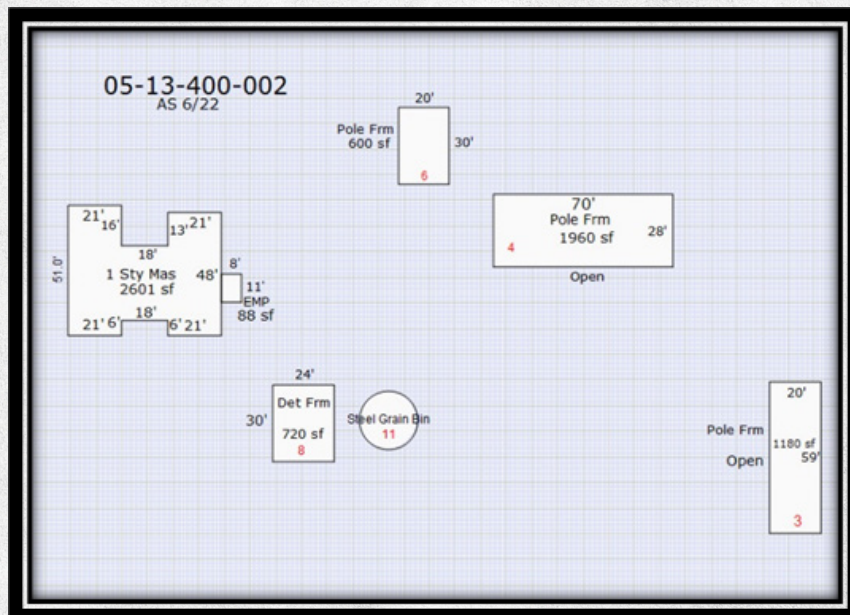


# TRACT 3

## Dwelling



*This lovely brick home was built in 1964 and is nestled amongst mature trees and situated off the road. It is approximately 2600 SF on an open floor plan with 4 bedrooms, 2 full baths, den, enclosed porch, and full basement with walk-in cooler. Solid walnut wood doors throughout, kitchen has cherry cabinets, hardwood floors in several rooms, extra deep cedar-lined closets and fireplace in living room. Much of the wood in the house was harvested from the Bloomfield Farm. There are some rough pole structures and a 10,000 bu. grain bin on the property. This tract just needs a little love to bring it back to its former glory and will make a wonderful home for someone looking for country living or their own piece of paradise. City water is available. New roof in fall of 2022. Sold "as is." LOTS of potential!*



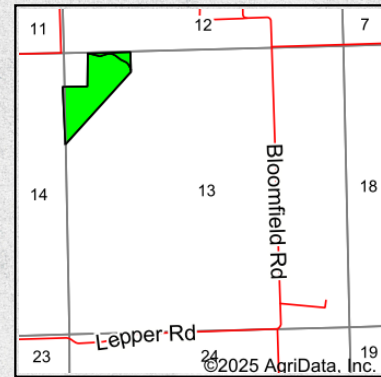
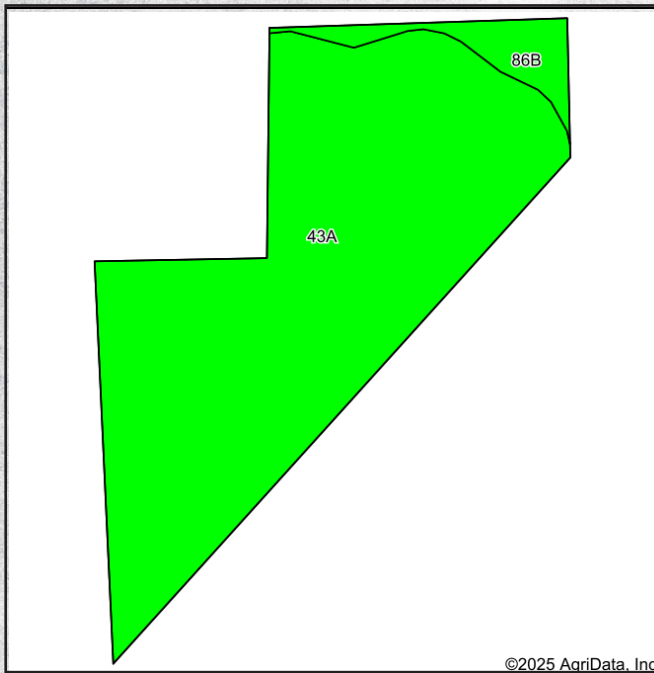


# TRACT 4

23.919 +/- surveyed acres

Taxes: \$1440.82  
subject to reassessment

pH 6.2  
P1 61  
K 332

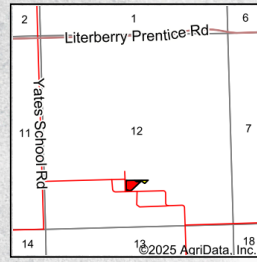


State: **Illinois**  
County: **Morgan**  
Location: **13-16N-9W**  
Township: **Prentice**  
Acres: **23.91**

**COWMAN AUCTION**

Area Symbol: IL137, Soil Area Version: 15													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
43A	Ipava silt loam, 0 to 2 percent slopes	22.46	93.9%		FAV	191	62	77	100	0	5.90	142	77
**86B	Osco silt loam, 2 to 5 percent slopes	1.45	6.1%		FAV	**187	**59	**74	**100	0	**6.80	**138	78
<b>Weighted Average</b>						<b>190.8</b>	<b>61.8</b>	<b>76.8</b>	<b>100</b>	<b>*-</b>	<b>6</b>	<b>141.8</b>	<b>*n 77.1</b>





# TRACT 5

**2.134 +/- surveyed acres**

**Taxes: \$56.34**  
subject to reassessment

State: **Illinois**  
County: **Morgan**  
Location: **12-16N-9W**  
Township: **Prentice**  
Acres: **2.13**

**COWMAN AUCTION**



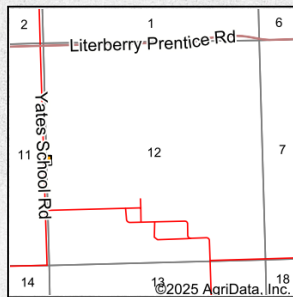
Area Symbol: IL137, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	1.75	82.2%		FAV	**128	**42	**51	**59	0	**3.40	**95	61
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	0.26	12.2%		FAV	**159	**50	**60	**76	0	**4.90	**116	73
**86B	Osco silt loam, 2 to 5 percent slopes	0.12	5.6%		FAV	**187	**59	**74	**100	0	**6.80	**138	78
<b>Weighted Average</b>						<b>135.1</b>	<b>43.9</b>	<b>53.4</b>	<b>63.4</b>	<b>0</b>	<b>3.8</b>	<b>100</b>	<b>*n 63.4</b>

# TRACT 6

**0.943 +/- surveyed acres**

**Taxes: \$30.88**  
subject to reassessment



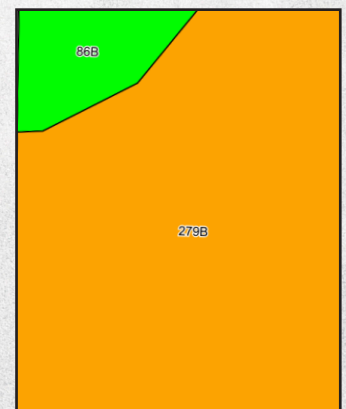
State: **Illinois**  
County: **Morgan**  
Location: **12-16N-9W**  
Township: **Prentice**  
Acres: **0.94**

**COWMAN AUCTION**



Area Symbol: IL137, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.83	88.3%		FAV	**161	**50	**64	**82	0	**5.20	**118	78
**86B	Osco silt loam, 2 to 5 percent slopes	0.11	11.7%		FAV	**187	**59	**74	**100	0	**6.80	**138	78
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	0.00	0.0%		FAV	**128	**42	**51	**59	0	**3.40	**95	61
<b>Weighted Average</b>						<b>164</b>	<b>51.1</b>	<b>65.2</b>	<b>84.1</b>	<b>0</b>	<b>5.4</b>	<b>120.3</b>	<b>*n 78</b>





## Specialties

- Agricultural Farm Land, Residential & Commercial
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- Heavy Equipment
- Vehicles
- Personal Property

## Services

- Private, confidential consultation
- Marketing plan
- Buyer coordination
- Preparation and set-up
- Auction trucks, mobile office and fork lift
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- Complete and professional settlement after the sale



*Thank you for attending our auction.*

We know that there are many options available for you to consider. Give us a call and we will show you how the auction process will benefit you. After consultation with our auction company, you will feel confident that we can deliver fair market value in these changing times.

# COWMAN AUCTION<sup>LLC</sup>



**Aron**  
217-473-4840

**NEW BERLIN, IL**

**Ron**  
217-473-7550

