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A-12611

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Woodford County, Illinois

Wednesday, December 17, 2025 | 10:00 AM

South Pointe Community Building | 523 S. Sycamore Street, El Paso, Illinois

Highlights:

- **Located 1 mile west of Minonk, Illinois**
- **Open lease for 2026**
- **Soil PI of 127.1**



For additional information, please contact:

Ryan Vance, Broker | (217) 372-5612

RVance@FarmersNational.com

Bidding starts | Wednesday, December 10, 2025 at 8:00 AM
Bidding closes | Wednesday, December 17, 2025 at close of live event.

To register and bid go to: www.FNCBid.com

Property Information

Property Description: This is a well-cared-for and highly productive Woodford county farm. The farm has great road access and is located just outside of Minonk, Illinois. This is a great investment opportunity for both farmers and investors.

Directions to Property: 1 mile west of the I-39 exit, located on the north side of County Road 2200 North.

Legal Description: T28N - R1E - S02 E1/2 SW1/4 BLK 2

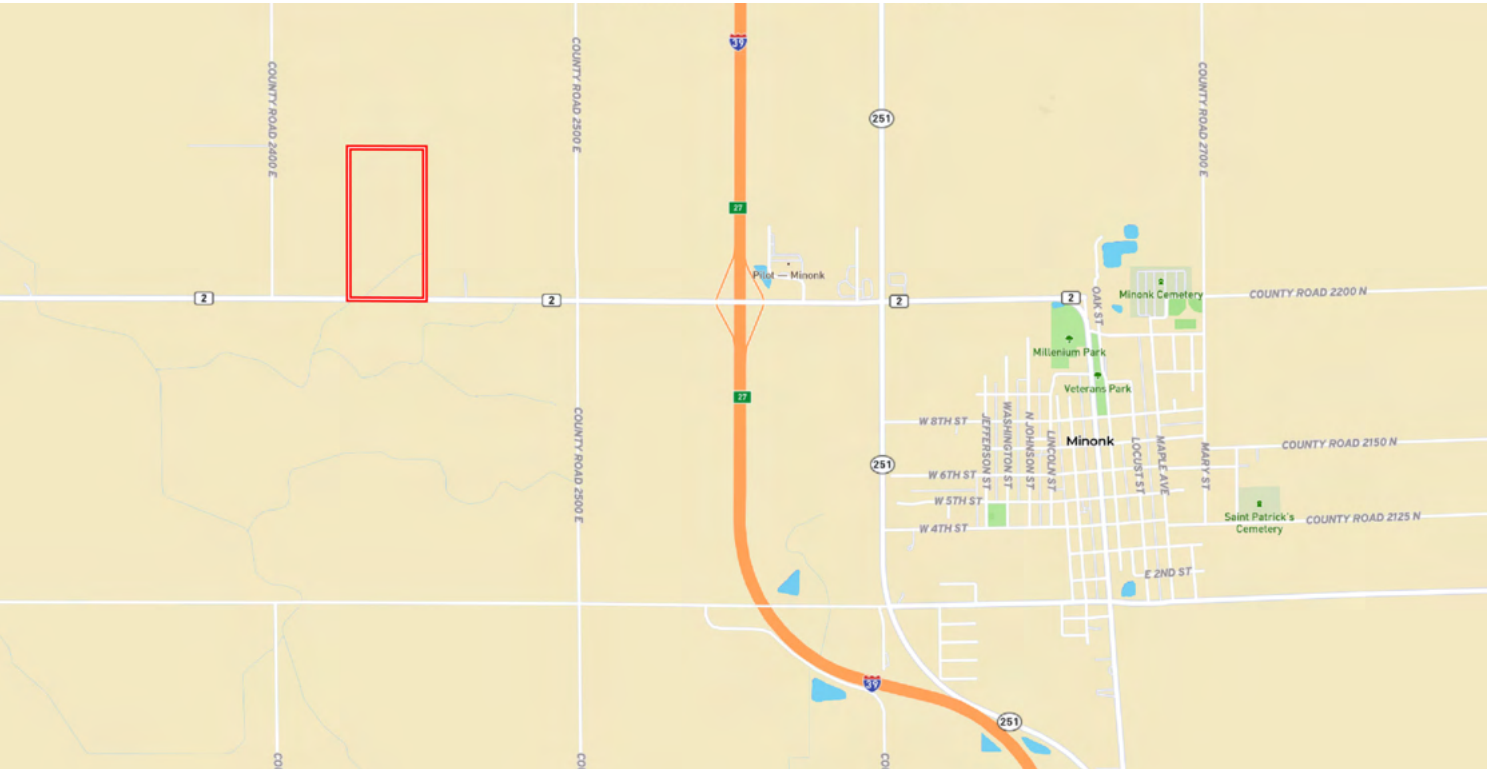
Farm Data:

Cropland	79.44 acres
Non-crop	0.77 acres
Total	80.21 acres

Taxes: \$3,337.68



Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
435A	Streator silty clay loam, 0 to 2 percent slopes	47.62	58.83	131	67	2w
375A	Rutland silty clay loam, 0 to 2 percent slopes	14.89	18.39	132	83	2w
91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	14.03	17.33	110	56	2e
388B2	Wenona silt loam, 2 to 5 percent slopes, eroded	4.41	5.45	123	72	2e
TOTALS		80.95(*)	100%	127.11	68.31	2.0



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2025 payable in 2026 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on February 1, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment must be in the form of wire transfer. All funds will be deposited and held by Chicago Title - Bloomington, IL.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Closing: The sale closing will be on February 1, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Chicago Title - Bloomington, IL.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Wilsonfarms, Ltd.

Auctioneer: Chad Bals

License Number: 475.209367

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, December 10, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, December 17, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.FNCBid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.