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A-12694

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

147.38± Acres, De Witt County, Illinois

Thursday, October 26, 2023 | 10:00 AM

Clinton Country Club | 9530 Texas Church Road, Clinton, Illinois

Highlights:

- Productivity Index of 138
- Lease Free for 2024
- Timber on North Side of Farm Next to Salt Creek

For additional information, please contact:

Thadd Fosdick, AFM/Agent | (815) 867-6915

TFosdick@FarmersNational.com

Online Bidding starts | Thursday, October 19, 2023 at 8:00 AM

Bidding closes | Thursday, October 26, 2023 at Close of Live Event

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

Property Information

Location: From Clinton, Illinois, travel approximately 9.5 miles west on IL-54; turn north on CR 100 E for 1.5 miles; turn east on CR 461 N and travel 1/2 mile. The farm is on both sides of CR 461 N.

Legal Description:

Real Estate Parcel numbers:

11-08-400-009: Section 8, T19N, R1E, Tunbridge Township, DeWitt County, Illinois

11-17-200-008: Section 17, T19N, R1E, Tunbridge Township, DeWitt County, Illinois

Property Description:

Great opportunity to purchase highly productive soils in De Witt County. Farm also has some timber on the north side next to Salt Creek. The farm's average corn yield is 209 bushels per acre and the soybeans average 64 bushels per acre. The farm is lease free for the 2024 crop year.

Farm Data:

Cropland	126.81 acres
Non-crop	<u>20.57 acres</u>
Total	147.38 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	126.1 acres	153 bushels

*Farm's actual average 209 bushels

2022 Taxes: \$5,697.10

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
7198A	Elburn silt loam, 0 to 2 percent slopes, rarely flooded	41.72	27.36	143	92	1
7199B	Plano silt loam, 2 to 5 percent slopes, rarely flooded	40.09	26.29	141	85	2e
7199A	Plano silt loam, 0 to 2 percent slopes, rarely flooded	34.14	22.39	142	91	1
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	18.89	12.39	126	87	3w
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	10.92	7.16	125	63	3w
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.97	3.92	139	85	2w
7134C	Camden silt loam, 5 to 10 percent slopes, rarely flooded	0.75	0.49	115	86	3e
TOTALS		152.48(*)	100%	138.55	86.93	1.7



AUCTION TERMS

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

Taxes: Real estate taxes for 2023 payable in 2024 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 December 18, 2023 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 may be in the form of wired funds. All funds will be deposited and held by McLean County Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McLean County Title, the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 18, 2023 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 McLean County Title.

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. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of 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 makes 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: Tucker Wood, License #441.001382

Online Simulcast Bidding Procedure: The online bidding begins on Thursday, October 19, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, October 26, 2023, with bidding concluding at the end of the live auction.

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

All bids on the tract will be visible on-line, 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.