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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**160.44± Acres, Woodford County, Illinois**

**Tuesday, October 24, 2023 | 10:00 AM**

**South Pointe Park Community Building | 523 South Sycamore Street, El Paso, Illinois**

## Highlights:

- **Very Productive Woodford County Farm**
- **Two Tracts - Mostly Tillable**
- **Located Between El Paso and Secor, One-Half Mile North of Route 24**

**For additional information, please contact:**

**Ryan Vance, Agent | (217) 372-5612**

**[RVance@FarmersNational.com](mailto:RVance@FarmersNational.com)**

# Bidding Starts | Tuesday, October 17, 2023, at 8:00 AM

## Bidding Ends | Tuesday, October 24, 2023, at close of live event

To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)

### Property Information

#### Directions to Property:

From El Paso, Illinois, travel approximately two miles west on US-24 to County Road 2325 E. Turn right (north) and go one-half mile. The farm is on the east side of the road. Tract 1 has road frontage on CR 1100 N and CR 2325 E, and Tract 2 has road frontage on CR 2325 E.

#### Legal Description:

NW1/4 Sec. 3, T26N, R1E, Palestine Township, Woodford County, Illinois; E Side E1/2 NW1/4 Sec 3, T26N, R1E, Palestine Township, Woodford County, Illinois; W1/2 NE1/4 Sec 3, T26N, R1E, Palestine Township, Woodford County, Illinois.

#### Property Description:

This highly tillable, productive cash grain farm in Woodford County will be offered in two tracts. A survey has been completed so purchase price will be based on surveyed acres. FSA acres will have to be re-constituted if the buyer of Tract 1 is different than the buyer of Tract 2.

#### Farm Data:

##### • Tract 1: (Estimated)

Cropland	76.20 acres
Non-crop	<u>1.24 acres</u>
Total	77.44 acres

##### • Tract 2: (Estimated)

Cropland	80.20 acres
Non-crop	<u>2.80 acres</u>
Total	83.00 acres

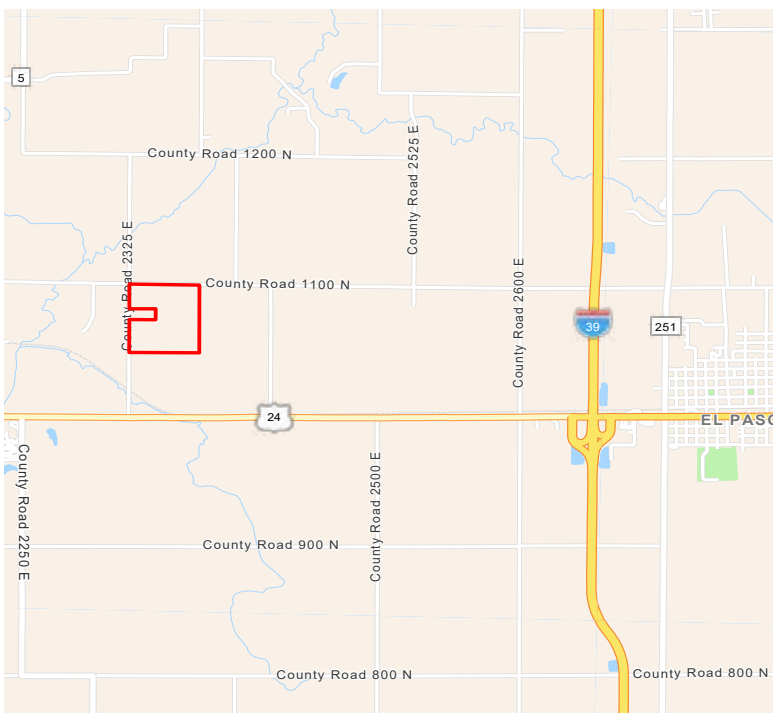
#### FSA Information:

Whole Farm:	Base	Yield
Corn	105.00 acres	146 bushels
Soybeans	51.18 acres	49 bushels

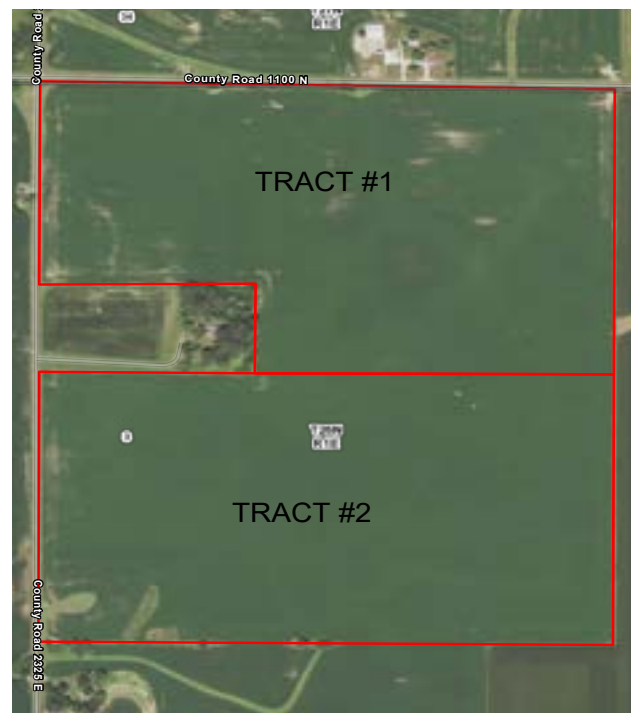
#### 2022 Taxes:

• Total: \$7,800.40

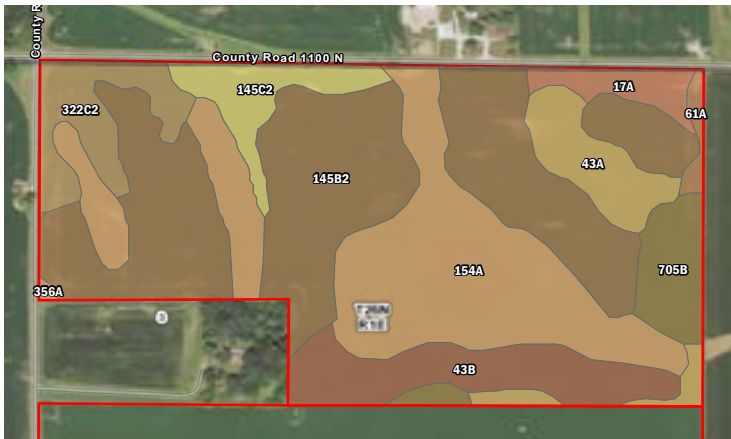
### Property Location Map



### Aerial Map

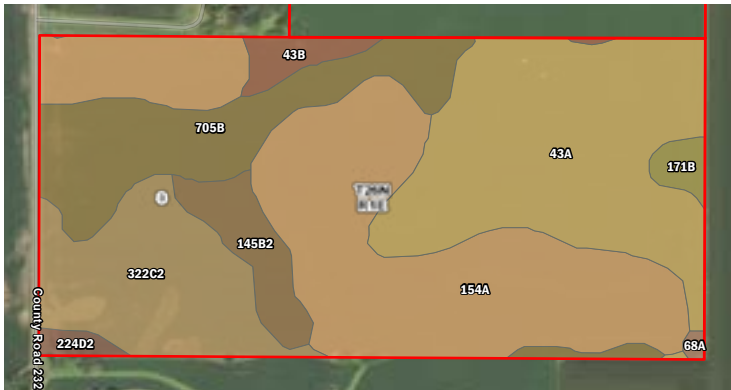


## Tract 1 Soils Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	CORN	BEANS	ACRES
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	2e	124	168	54	29.5
154A	Flanagan silt loam, 0 to 2 percent slopes	1	144	194	63	20.1
43B	Ipava silt loam, 2 to 5 percent slopes	2e	139	187	61	6.9
43A	Ipava silt loam, 0 to 2 percent slopes	1	142	191	62	5
322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	3e	108	149	47	4.6
705B	Buckhart silt loam, 2 to 5 percent slopes	2e	141	188	60	3.8
145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3e	123	166	53	3.6
17A	Keomah silt loam, 0 to 2 percent slopes	2w	119	161	51	2
61A	Atterberry silt loam, 0 to 2 percent slopes	2w	132	182	56	0.6
356A	Elpaso silty clay loam, 0 to 2 percent slopes	2w	144	195	63	0.1
TOTAL			131.6	177.8	57.3	76.2

## Tract 2 Soils Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	CORN	BEANS	ACRES
154A	Flanagan silt loam, 0 to 2 percent slopes	1	144	194	63	28.6
43A	Ipava silt loam, 0 to 2 percent slopes	1	142	191	62	22.1
705B	Buckhart silt loam, 2 to 5 percent slopes	2e	141	188	60	11.8
322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	3e	108	149	47	11.1
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	2e	124	168	54	3.5
43B	Ipava silt loam, 2 to 5 percent slopes	2e	139	187	61	1.7
171B	Catlin silt loam, 2 to 5 percent slopes	2e	137	185	58	1
224D2	Strawn silt loam, 10 to 18 percent slopes, eroded	4e	91	122	41	0.7
68A	Sable silty clay loam, 0 to 2 percent slopes	2w	143	192	63	0.2
TOTAL			136.5	184.1	59.4	80.7



# 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 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 or before December 20, 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 the title company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the title company 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 both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on or before December 20, 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 the title company.

**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.

**Sale Method: The real estate will be offered in two individual tracts by Buyer's Choice.** 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 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:** TJC Descendant's Trust C

**Auctioneer:** Tucker Wood License #441.001382

**Online Simultaneous Bidding Procedure:** The online bidding begins on Tuesday, October 17, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, October 24, 2023, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:**  
[www.fnccbid.com](http://www.fnccbid.com)

All bids on the tracts 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 on-line 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.

