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A-13673

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Ford County, Illinois

Wednesday, August 21, 2024 | 10:00 AM

Indian Creek Golf Course | 7429 N 2200 E Road, Fairbury, Illinois

Highlights:

- Class A soil type farm ground (141 PI)
- Nearly 100% tillable
- Open lease for 2025



For additional information, please contact:

Phillip Poppe, AFM, Agent | (815) 848-8121

PPoppe@FarmersNational.com

Bidding starts | Wednesday, August 14, 2024, at 10:00 AM
Bidding closes | Wednesday, August 21, 2024, at close of live event

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

Property Information

Directions to Property:

Two miles south and two miles west of Sibley, Illinois, at the southwest corner of E 1100 N and N 200 E..

Legal Description:

E 1/2 of the NE 1/4 of Section 8 Township 24 Range 7 E located in Ford County IL

Property Description:

This highly productive and tillable farmland is located near the town of Sibley, Illinois. This farmland has an above average PI of 141 for the local area with an above average APH. The closing of this property will take place after harvest operations are completed.

Farm Data:

Cropland	79.94 acres
Non-crop	<u>0.06 acres</u>
Total	80.00 acres

FSA Information:

	Base	Yield
Corn	39.90 acres	181 bushels
Soybeans	39.90 acres	51 bushels

Taxes:

- \$4,480.08

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	56.28	69.14	144	83	2w
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	16.81	20.65	134	87	1
149A	Brenton silt loam, 0 to 2 percent slopes	6.24	7.67	141	93	1
56B	Dana silt loam, 2 to 5 percent slopes	2.07	2.54	130	90	2e
TOTALS		81.4(*)	100%	141.35	84.77	1.72



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 2024, payable in 2025, 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 November 1, 2024, 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 wired funds. All funds will be deposited and held by Ford County Abstract.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Ford County Abstract 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 paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on November 1, 2024, 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 Ford County Abstract.

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: Lovejoy Revocable Trust

Auctioneer: Chad Bals (License Number: 441.002676)

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, August 14, 2024, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, August 21, 2024, 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.