

ONLINE VIRTUAL AUCTION

268.63± Acres, Washington County, Illinois
Wednesday, November 3, 2021 at 2:00 PM

Highlights:

- Productive Washington County farm ground
- Road frontage on Route 15 and Richview Road
- 2021 Wheat Yield: 95.2 bushels per acre

A-16900

ONLINE BIDDING

Starts Wednesday, October 27, 2021 at 8:00 AM

Closes Wednesday, November 3, 2021 at end of live virtual event

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



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Property Information

Property Location: Approximately three miles east of Nashville, Illinois on Route 15 with frontage on Richview Road.

Legal Description: E/4 Sec 16, S/3/4 W/4 , S/2 N/2 NE/4SW/4 Sec 15, N part of NE/4 NE/4 Sec 21 North of Rt 15, and N part NW/4NW/4 Sec 22 North of RT 15 (excepting House) all in T2S R2W in Washington County, Illinois

Property Description: This is a good productive farm with both highway and county road frontage only three miles east of Nashville, Illinois. The 2020 soybean yield was 58.9 bushels per acre. The 2020 wheat yield was 91.6 bushels per acre with a double crop soybean yield of 42.3 bushels per acre.

Taxes: \$4,622.58

Farm Data:

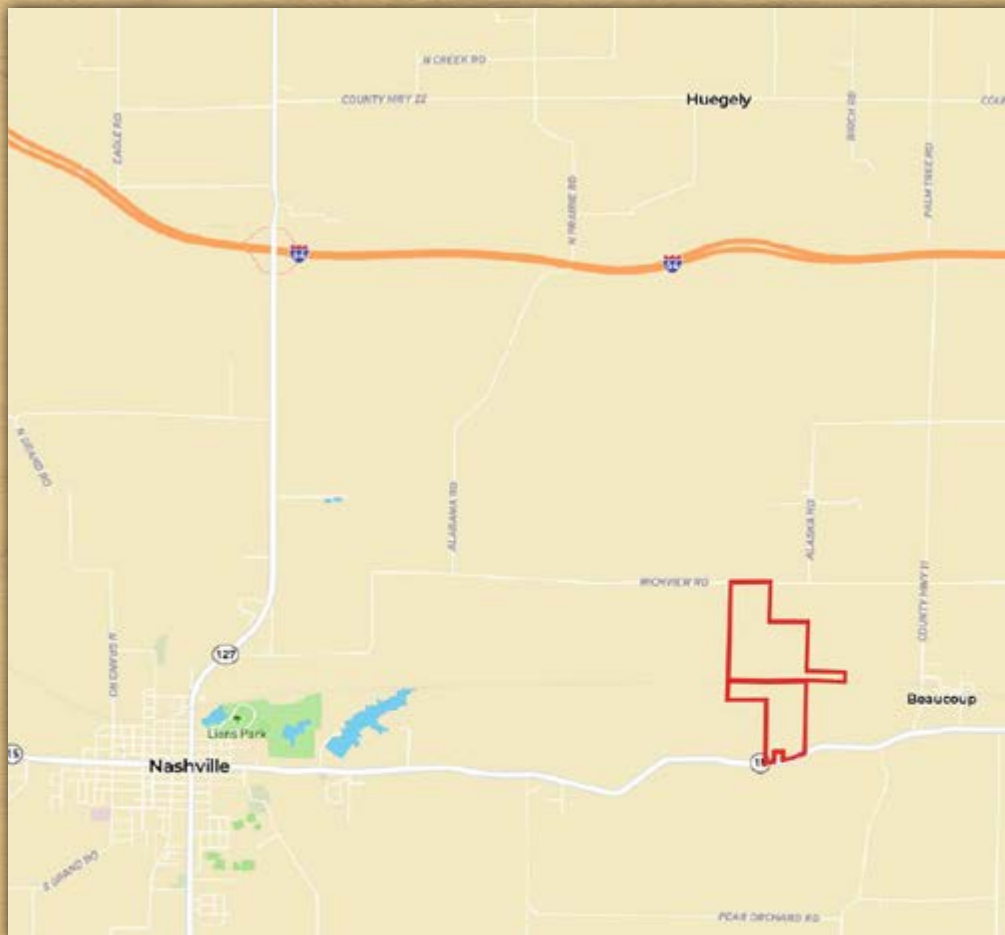
Cropland	259.49 acres
Other	9.14 acres
Total	268.63 acres

FSA Information:

FSA #318	Base	Yield
Wheat	35.74 acres	72 bushels (PLC)
Corn	71.48 acres	131 bushels (PLC)
Soybeans	71.48 acres	43 bushels (ARC-Co)

FSA #7167	Base	Yield
Wheat	39.66 acres	72 bushels (PLC)
Corn	19.84 acres	148 bushels (PLC)
Soybeans	59.50 acres	41 bushels (ARC-Co)

Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
3A	Hoyleton silt loam, 0 to 2 percent slopes	84.27	31.38	108	75	2w
12A	Wynoose silt loam, 0 to 2 percent slopes	63.75	23.74	97	67	3w
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	37.86	14.1	96	49	2e
3B	Hoyleton silt loam, 2 to 5 percent slopes	33.75	12.57	107	74	2w
13B	Bluford silt loam, 2 to 5 percent slopes	28.72	10.69	100	65	2e
13A	Bluford silt loam, 0 to 2 percent slopes	14.53	5.41	101	65	2w
2A	Cisne silt loam, 0 to 2 percent slopes	12.52	4.66	109	76	3w
5C2	Blair silt loam, 5 to 10 percent slopes, eroded	4.45	1.66	94	80	3e
912B2	Hoyleton-Darmstadt silt loams, 2 to 5 percent slopes, eroded	3.11	1.16	96	64	2e
TOTALS		268.58(*)	100%	107.8	71.72	2.29

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



AUCTION TERMS

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

Taxes: Real estate taxes for 2021 payable in 2022 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 December 31 2021, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is due the day of bidding. The payment may be in the form of cashier's check, personal check, company check, or wire transfer. All funds will be deposited and held by Washington Co. Title and Abstract (225 W. St. Louis St. Nashville, IL 618)327-3613) the closing agent.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Washington Co. Title and 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 equally paid by both. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be December 31, 2021, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing by wire transfer at the discretion of Washington Co. Title and Abstract.

Auction Sales: 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. No absentee or telephone bids will be accepted without 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 the Auction 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 the Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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(s): Murvin Family Trust, Barbara Beck, Margaret Shimkos

Auctioneer: Tucker Wood, 441.001382

Online Virtual Bidding Procedure:

The online portion of this auction begins on **Wednesday, October 27, 2021, at 8:00 AM.** **Bidding closes on Wednesday, November 3, 2021, at the close of the live virtual auction.**

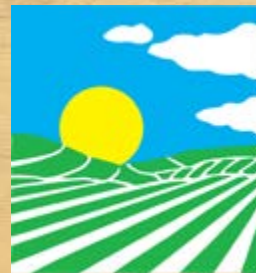
The live virtual auction begins on Wednesday, November 3, 2021 at 2:00 PM CT.

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All bids on the tracts 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.



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