

A-18570, A-18571, and A-18573

# LAND AUCTION

**875.582± Acres • McLean and Ford Counties, Illinois**

**Thursday, February 28 • 10:00 AM**

**Parke Regency Hotel • 1413 Leslie Drive • Bloomington, Illinois**

**Offered in 10 Individual Tracts!**

## Highlights:

- Near excellent grain markets
- Highly tillable
- Lease free for 2019
- Great opportunity to acquire excellent central Illinois farmland

**Property Location:** Tracts 1, 2, 3, and 4 are north one mile of Arrowsmith. Tracts 5 and 6 are one mile southeast of Saybrook Illinois. Tracts 7, 8,9 and 10 are one mile south of Elliott, Illinois.

**Property Description:** Offering 876.582+/- high quality acres in 10 tracts. This productive farm is fairly level and highly tillable. It has convenient access to local grain markets and an excellent yield history.

**Tract 3 Improvements:** 99 x 100 pole building, built in 1988, 32 x 44 Quonset, three grain bins with 10,000 bushel capacity each.



Serving America's Landowners Since 1929

[www.FarmersNational.com](http://www.FarmersNational.com)



**For additional information, please contact:**

**Thadd Fosdick, Agent**  
Fairbury, Illinois

Phone: (815) 867-6915

[TFosdick@FarmersNational.com](mailto:TFosdick@FarmersNational.com)

[www.FarmersNational.com/ThaddFosdick](http://www.FarmersNational.com/ThaddFosdick)



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations  
Oil and Gas Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

# Property Information

## Legal Description:

- **Tract 1:** McLean County in Sec 8-23-5E
- **Tract 2:** McLean County in Sec 8-23-5E
- **Tract 3:** McLean County in Sec 9-23-5E
- **Tract 4:** McLean County in Sec 9-23-5E
- **Tract 5:** McLean County in Sec 34-23N-6E
- **Tract 6:** McLean County in Sec 34-23N-6E
- **Tract 7:** Ford County in Sec 14-23N-8E
- **Tract 8:** Ford County in Sec 14-23N-8E
- **Tract 9:** Ford County in Sec 14-23N-8E
- **Tract 10:** Ford County in Sec 14-23N-8E

## Farm Data:

• <b>Tract 1</b>	
Cropland	79.815 acres
Non-crop	<u>.185 acres</u>
Total	80.000 acres
• <b>Tract 2</b>	
Cropland	79.815 acres
Non-crop	<u>.185 acres</u>
Total	80.000 acres
• <b>Tract 3</b>	
Cropland	79.44 acres
Non-crop	<u>1.56 acres</u>
Total	80.00 acres
• <b>Tract 4</b>	
Cropland	73.85 acres
Non-crop	<u>3.58 acres</u>
Total	77.43 acres
• <b>Tract 5</b>	
Cropland	<u>155.546 acres</u>
Total	155.546 acres
• <b>Tract 6</b>	
Cropland	66.54 acres
Non-crop	<u>21.12 acres</u>
Total	87.66 acres
• <b>Tract 7</b>	
Cropland	77.29 acres
Non-crop	<u>2.71 acres</u>
Total	80.00 acres
• <b>Tract 8</b>	
Cropland	75.316 acres
Non-crop	<u>.630 acres</u>
Total	75.946 acres
• <b>Tract 9</b>	
Cropland	<u>80.00 acres</u>
Total	80.00 acres
• <b>Tract 10</b>	
Cropland	<u>80.00 acres</u>
Total	80.00 acres

## FSA Information:

• <b>Tract 1</b>	<b>Base</b>	<b>PLC Yield</b>
Corn	39.56 acres	159 bushels
Soybeans	39.56 acres	49 bushels
• <b>Tract 2</b>	<b>Base</b>	<b>PLC Yield</b>
Corn	39.56 acres	159 bushels
Soybeans	39.56 acres	49 bushels
• <b>Tract 3</b>	<b>Base</b>	<b>PLC Yield</b>
Corn	38.35 acres	159 bushels
Soybeans	38.35 acres	49 bushels
• <b>Tract 4</b>	<b>Base</b>	<b>PLC Yield</b>
Corn	37.13 acres	159 bushels
Soybeans	37.13 acres	49 bushels
• <b>Tract 5</b>	<b>Base</b>	<b>PLC Yield</b>
Corn	88.90 acres	158 bushels
Soybeans	65.10 acres	46 bushels
• <b>Tract 6</b>	<b>Base</b>	<b>PLC Yield</b>
Corn	37.70 acres	158 bushels
Soybeans	27.50 acres	46 bushels
• <b>Tract 7</b>	<b>Base</b>	<b>PLC Yield</b>
Corn	57.87 acres	144 bushels
Soybeans	18.59 acres	47 bushels
• <b>Tract 8</b>	<b>Base</b>	<b>PLC Yield</b>
Corn	57.00 acres	144 bushels
Soybeans	17.486 acres	47 bushels
• <b>Tract 9</b>	<b>Base</b>	<b>PLC Yield</b>
Corn	60.55 acres	144 bushels
Soybeans	18.62 acres	47 bushels
• <b>Tract 10</b>	<b>Base</b>	<b>PLC Yield</b>
Corn	60.55 acres	144 bushels
Soybeans	18.62 acres	47 bushels

## Three Year Yield Info:

Tract	Corn Average	Soybean Average
1	183	65
2	183	65
3	220	61
4	220	61
5	237	54
6	182	62
7	207	75
8	207	75
9	236	65
10	236	65

## Taxes:

- **Tract 1:** \$3,164.09
- **Tract 2:** \$3,164.09
- **Tract 3:** \$3,398
- **Tract 4:** \$2,044
- **Tract 5:** \$4,716.15
- **Tract 6:** \$2,657.85
- **Tract 7:** \$2,2740.40
- **Tract 8:** \$2,155.35
- **Tract 9:** \$2,270.40
- **Tract 10:** \$2,270.40

**Tract 3 Building Site**



**Tract 3 Building Site**



**Tract 3 Building Site**



# AUCTION TERMS

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

**Taxes:** Real estate taxes for 2018 payable in 2019 will be paid for 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 at closing April 15, 2019, or such other date agreed to by the parties. The deed will be transferred via a Trustees Deed. Buyer(s) will be required to sign a Conflict of Interest form.

**Earnest Payment:** A 10% earnest money payment is required from the Buyer(s) within 24 hours of the day of the auction. The payment may be in the form of wire transfer to the title/closing company of the Sellers choosing. All funds will be held by designated title/closing company in their trust account until sale closing date.

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

**Closing:** The sale closing is April 15, 2019, or such other date agreed to by the parties. The balance of the purchase price due at closing by wire transfer at the discretion of the designated title/closing company.

**Sale Method:** The real estate will be offered as 10 individual tracts. 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 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:** Mae K Steele Trust, Trustee - Commerce Trust Company

**Auctioneer:** Tucker Wood, #441.001382