

# ONLINE VIRTUAL AUCTION

80.03± Acres, McLean County, Illinois

Thursday, March 2, 2023 at 10:00 AM CT

## Highlights:

- Farm Located Just One-Half Mile North of Northtown Road in Normal, Illinois
- Open Lease for 2023
- Highly Tillable and Productive Soils

A-18587

## ONLINE BIDDING

Starts Thursday, February 23, 2023 at 8:00 AM

Closes Thursday, March 2, 2023 at end of live virtual event

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



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# Property Information

**Property Location:** From Veterans Parkway, go north to Pipeline Road one-half mile to Northtown Road and turn left (west); go another mile to N Towanda Ave and turn right (north). Go one-half mile north and the farm is on the right (east) side of N Towanda Avenue just north of the Ironwood Golf Course.

Or from Main Street (US-51 Business Route) and Northtown Road, go east on Northtown Road for approximately two miles to N Towanda Ave and turn left (north). Go one-half mile north and the farm is on the right (east) side of N Towanda Ave.

**Legal Description:** The North 1/2 of the Southwest 1/4 of Section 11, Township 24 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois. Except Lot 1 of the Armstrong Subdivision pursuant to the plat dated September 29, 2022 and recorded December 16, 2022 as document number 2022-21906 in McLean County, Illinois.

**Property Description:** Unique opportunity to purchase high quality McLean County farm located just 1/2 mile north of Northtown Road on N Towanda Ave, Normal Illinois. Housing development borders the east property line. The 80.03 deeded acres will sell as one tract and is lease free for 2023.

**2021 Real Estate Taxes Payable 2022:** \$3,897 (Estimated)

## Farm Data:

Cropland	79.73 acres
Non-crop	<u>.30 acres</u>
Total	80.03 acres

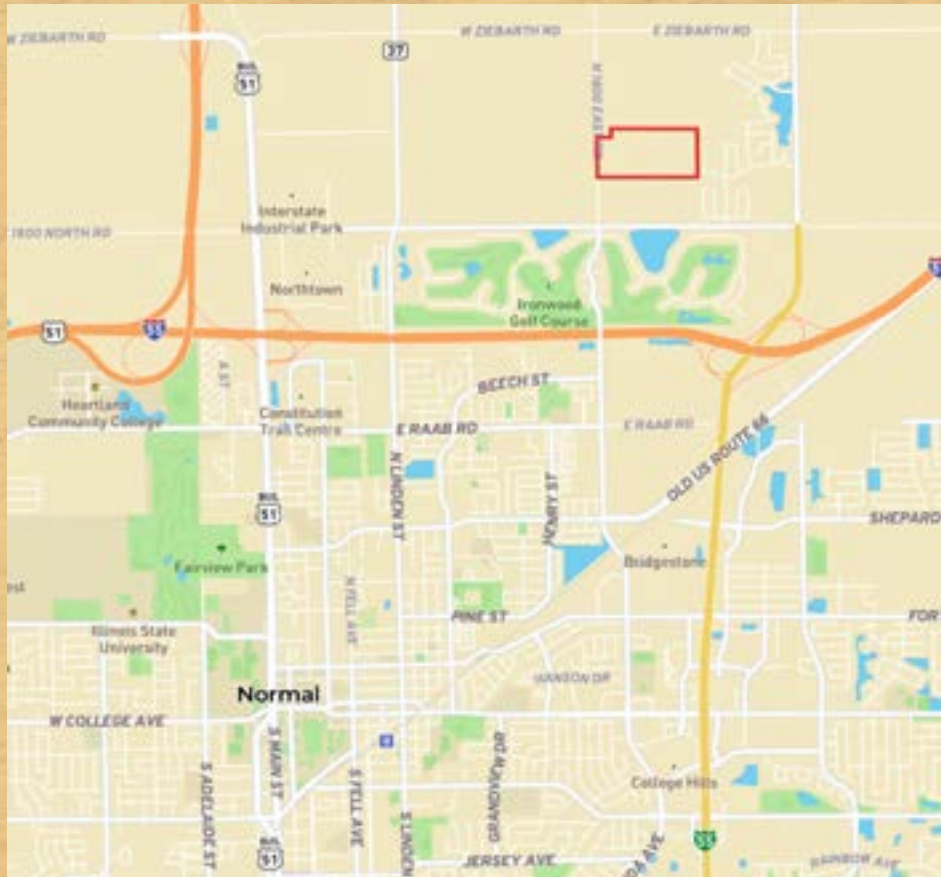
## FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	39.4 acres	174 bushels
(Last 6 year average: 207 bushels per acre)		

Soybeans	39.4 acres	55 bushels
(Last 6 year average: 67 bushels per acre)		



## Location Map



## Aerial Map



## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
43A	Ipava silt loam, 0 to 2 percent slopes	28.86	36.12	142	92	1
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	25.6	32.04	136	76	2w
567B2	Elkhart silt loam, 2 to 5 percent slopes, eroded	9.2	11.51	119	77	2e
68A	Sable silty clay loam, 0 to 2 percent slopes	6.51	8.15	143	83	2w
86B2	Oscos silt loam, 2 to 5 percent slopes, eroded	5.24	6.56	133	89	2e
86B	Oscos silt loam, 2 to 5 percent slopes	3.18	3.98	138	94	2e
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.73	0.91	123	59	3w
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	0.57	0.71	131	76	2e
TOTALS		79.89(*)	100%	136.47	83.86	1.65



# AUCTION TERMS

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

**Taxes:** Real estate taxes for 2022 payable in 2023 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 April 3, 2023, or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required in the form of a wire transfer. All funds will be deposited and held by Alliance Land Title Inc., 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 Alliance Land Title Inc., 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. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on or before April 3, 2023, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed fund or wire transfer at the discretion of Alliance Land Title Inc., the closing agent.

**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. 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(s):** MLA Trust and James Armstrong Family Trust

**Auctioneer:** Tucker Wood, Lic.#441.001382

## Online Bidding Procedure:

The online pre-bidding for this auction begins on Thursday, February 23, 2023, at 8:00 AM. Bidding closes on Thursday, March 2, 2023, at the close of the live virtual auction.

The live virtual auction begins on Thursday, March 2, 2023 at 10:00 AM 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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