

# SIMULCAST AUCTION

**101.6± Acres, Moultrie County, Illinois**  
**Tuesday, February 1, 2022 • 10:00 AM**  
**Bethany Firehouse | 503 East Main Street, Bethany, Illinois**

**Highlights:**

- 100% tillable
- Excellent soils - 140.1 PI
- Open farm tenancy

A-20224

## ONLINE BIDDING AVAILABLE!

Bidding starts Tuesday, January 25, 2022, at 8:00 AM  
Closes Tuesday, February 1, 2022 at close of live event

To Register and Bid on this Auction, go to:  
[www.FNCBid.com](http://www.FNCBid.com)



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For additional information, please contact:

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# Property Information

**Property Location:** Property is located two miles east of Dalton City, Illinois at the intersection of Township Roads 2200N and 300E.

**Legal Description:** S1/2 NW1/4, W1/2 of NW1/4 of NW 1/4 Section 27, T15N - R4E, Dora Township, Moultrie County, Illinois

**Property Description:** Excellent quality farmland located near grain markets.

## Farm Data:

Cropland 101.6 acres  
Total 101.6 acres

## FSA Information (estimated):

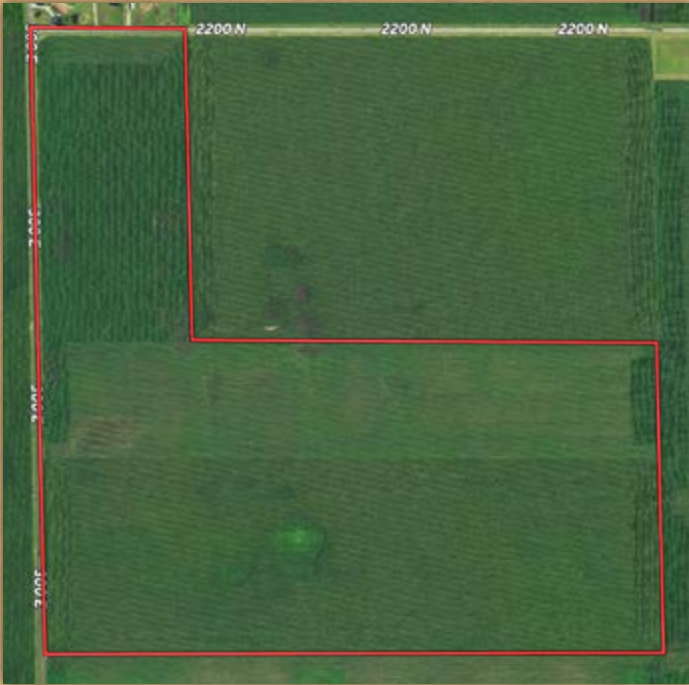
	<u>Base</u>	<u>Yield</u>
Corn	49.9 acres	176 bushels
Soybeans	50.5 acres	53 bushels

**Taxes:** \$4,196.94

## Property Location Map



### Aerial Photo



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	55.63	55.22	137	79	2w
154A	Flanagan silt loam, 0 to 2 percent slopes	45.09	44.76	144	91	1
TOTALS		100.74(*)	100%	140.11	84.36	1.55

(\*) 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 Auction Company.

**Possession:** Possession will be granted on March 1, 2022, or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Illinois Real Estate Title Center in their trust account.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Illinois Real Estate Title Center 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.

**Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be March 1, 2022, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Illinois Real Estate Title Center.

**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. 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):** Clerics of St. Viator Employees Retirement Plan

**Auctioneer:** Tucker Wood, 441.001382

### Online Bidding Procedure:

**Pre-bidding starts Tuesday, January 25, 2022, at 8:00 AM.**

**Bidding closes on Tuesday, February 1, 2022, at the close of the live auction.**

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

All bids on the tract 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.