

ONLINE VIRTUAL AUCTION

120± Acres, Richland and Lawrence Counties, Illinois
Wednesday, November 3, 2021 at 10:00 AM

Highlights:

- Productive open fields
- Plenty of road access
- 80± in Richland County and 40± in Lawrence County

A-20492
A-20493

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.fnctbid.com



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Property Information

Property Location:

- **Tract 1 (Richland County):** Approximately three miles west of Sumner and six miles north of Rt 50 on Prairieton Road; farm is on the southeast corner of 1600N (Mt. Gilead Lane) and Prairieton Road.
- **Tract 2 (Lawrence County):** Take 250 E South of Sumner approximately four miles to 600 N; then east four miles to 500 E. The farm is south an eighth of a mile and is on the east side of the road. There is also frontage on 550E.

Legal Description:

- **Tract 1:** N/2 NW/4 Sec 12, T4N, R14W 80.0 acres, Richland County, Illinois
- **Tract 2:** S/2 N/2 NW/4 Sec 36, T2N, R13W 40 acres, Lawrence County, Illinois

Property Description:

Tract 1 is an open 80± acre field of productive Richland County farm ground and Tract 2 contains an open 40± acre tract in Lawrence County, which is mostly productive tillable farm with a small strip of trees.

Taxes:

- **Tract 1 (08-12-100-001):** \$1,148.40
- **Tract 2 (07-001-004-00 (\$205.52), 07-001-007-00 (\$210.02):** \$415.54

FSA Farm Data:

• Tract 1	
Cropland	82.1 acres (FSA)
• Tract 2	
Cropland	37.2 acres (FSA)
Timber	2.1 acres
Other	.7 acres
Total	40.0 acres (Tax)

FSA Information:

FSA #851	Base	Yield
Corn	102.50 acres	153 bushels (ARC-Co)
FSA #1037	Base	Yield
Corn	36.5 acres	151 bushels (PLC)
Soybeans	9.8 acres	43 bushels (ARC-Co)

Location Map



Tract 1 Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
120A	Huey silt loam, 0 to 2 percent slopes	5.4	6.49	89	3w
3A	Hoyleton silt loam, 0 to 2 percent slopes	11.4	13.58	108	2w
218A	Newberry silt loam, 0 to 2 percent slopes	0.6	0.77	114	2w
581B2	Tamalco silt loam, 2 to 4 percent slopes, eroded	8.0	9.51	86	3e
2A	Cisne silt loam, 0 to 2 percent slopes	58.3	69.44	109	3w
3B	Hoyleton silt loam, 2 to 5 percent slopes	0.2	0.2	107	2w
TOTALS		83.9	100%	105.41	2.85

Tract 2 Aerial Map



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
14C2	Ava silt loam, 5 to 10 percent slopes, eroded	0.0	0.01	90	3e
13A	Bluford silt loam, 0 to 2 percent slopes	2.5	6.68	101	2w
12A	Wynoose silt loam, 0 to 2 percent slopes	17.1	45.77	97	3w
13B	Bluford silt loam, 2 to 5 percent slopes	5.2	14.01	100	2e
14D3	Ava silty clay loam, 7 to 12 percent slopes, severely eroded	2.6	6.95	74	4e
167B	Lukin silt loam, 2 to 4 percent slopes	4.5	12.2	107	2e
5C2	Blair silt loam, 5 to 10 percent slopes, eroded	5.4	14.38	94	3e
TOTALS		37.3	100%	96.88	2.74

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 20, 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 Land Title and Abstract Co. (815 12th St. Lawrenceville, Illinois (618) 943-4732) 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 Land Title and Abstract Co. 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 20, 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 Land Title and Abstract Co.

Auction Sales: The real estate will be offered in two 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 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): Farm P80 LLC and Farm G37 LLC

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.

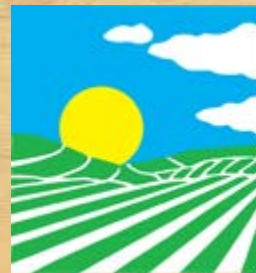
The live virtual auction begins on Wednesday, November 3, 2021 at 10:00 AM CT.

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www.fnccbid.com

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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