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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**433.52± Acres Offered in Four Tracts**

**Henry County, Illinois**

**Thursday, November 2, 2023 | 1:00 PM**

**Valley View Club | 9701 IL-82, Cambridge Illinois**

## Highlights:

- Lease Free for 2024
- Good Road Frontage Access
- Mostly Tillable

For additional information, please contact:

Brendan Beazer, Agent | (309) 906-9509

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

# Bidding Starts | Thursday, October 26, 2023, at 10:00 AM

## Bidding Ends | Thursday, November 2, 2023, at close of live event

To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)

### Property Information

#### Directions to Property:

From Kewanee, Illinois, travel west on Route 81 approximately eight miles to E 1900th Street; travel south approximately one-half mile to Tract 3 on the west side of the road. Tracts 1, 2 and 4 are a mile further west on E 1800th Street. Tracts 1 and 4 also have road frontage on N 850th Avenue.

#### Legal Description:

- **Tract 1:** S1/2 NE1/4 SEC 24, T15N, R3E in Cambridge Twp
- **Tract 2:** S1/2 SW1/4 S OF CREEK SEC 19, T15N, R4E in Burns Twp
- **Tract 3:** S1/2 SE1/4 SEC 18, T15N, R4E in Burns Twp
- **Tract 4:** NW NW, E NW & W NE SEC 19 T15N R4E & N 22A SW NW SEC 19 T15N R4E in Burns Twp

#### Property Description:

This mostly tillable farm land is located just off of Illinois Highway 81 approximately 8 miles east of Cambridge, 8 miles west of Kewanee, and 10 miles north of Galva. The soil rating on this farm is 136. The farm is lease free for 2024 and has good road access. **It will be offered in four individual tracts by Buyer's Choice.**

#### 2022 Taxes:

- **Tract 1:** \$2,813.52
- **Tract 2:** \$2,755.80
- **Tract 3:** \$4,109.94
- **Tract 4:** \$12,581.60

#### Farm Data:

• <b>Tract 1:</b>	
Cropland	69 acres
Non-crop	<u>11 acres</u>
Total	80 acres
• <b>Tract 2:</b>	
Cropland	55.57 acres
Non-crop	<u>2.95 acres</u>
Total	58.52 acres
• <b>Tract 3:</b>	
Cropland	78 acres
Non-crop	<u>2 acres</u>
Total	80 acres
• <b>Tract 4:</b>	
Cropland	211 acres
Non-crop	<u>4 acres</u>
Total	215 acres

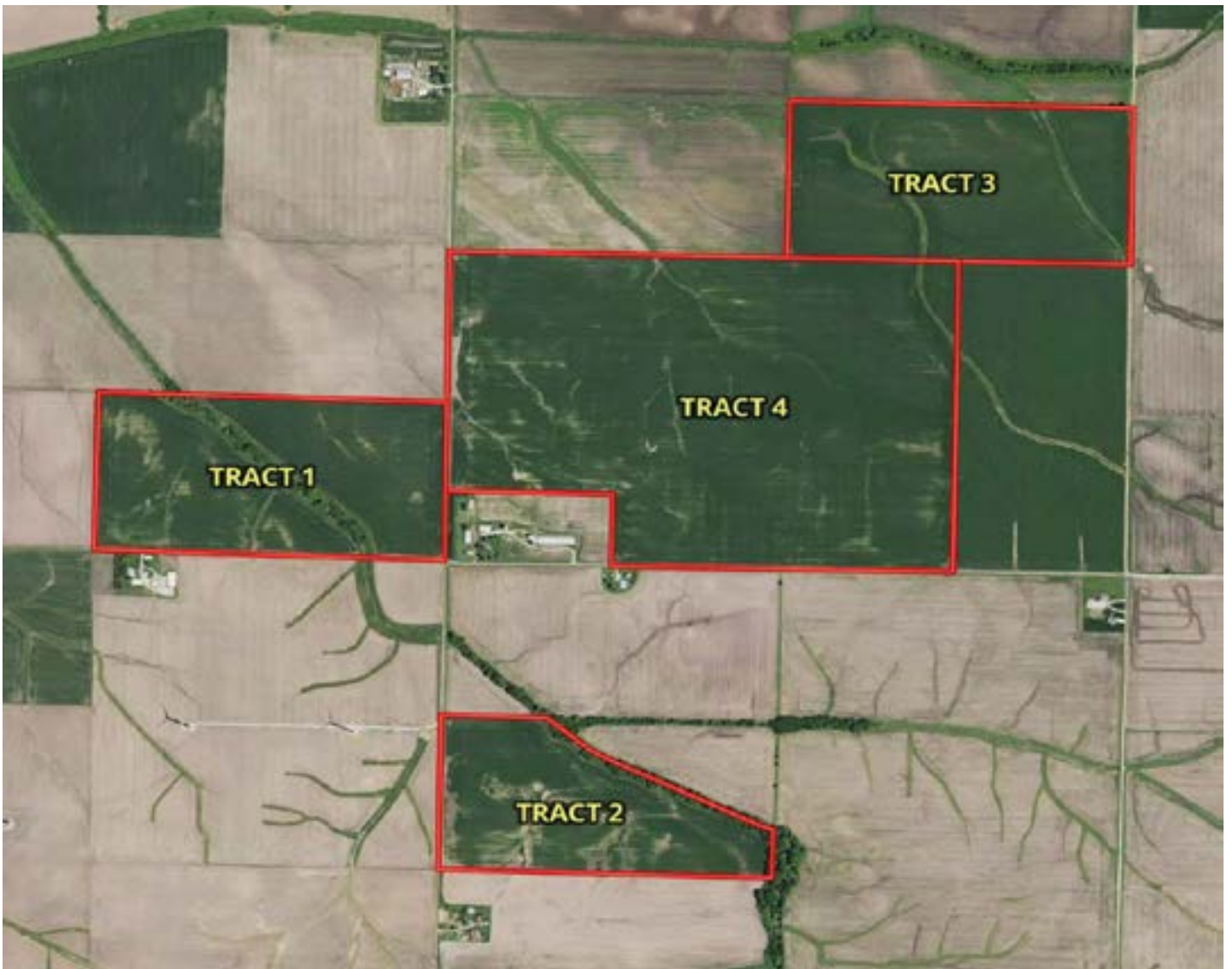
#### FSA Information:

Tracts 1, 3, 4:	Base	Yield
Corn	278.67 acres	154 bushels
Soybeans	77.91 acres	58 bushels
Tract 2:	Base	Yield
Corn	38.80 acres	154 bushels
Soybeans	10.85 acres	58 bushels

### Property Location Map



**Aerial Map**



**NW Corner Tract 4**



# Tract 1



West End

## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	32.64	38.55	126	66	3w
546C2	Keltner silt loam, 5 to 10 percent slopes, eroded	21.66	25.58	109	73	3e
572B	Loran silt loam, 2 to 5 percent slopes	15.5	18.31	120	87	2e
198A	Elburn silt loam, 0 to 2 percent slopes	6.41	7.57	143	91	1
148B	Proctor silt loam, 2 to 5 percent slopes	3.94	4.65	132	88	2e
199B	Plano silt loam, 2 to 5 percent slopes	2.59	3.06	141	93	2e
546B	Keltner silt loam, 2 to 5 percent slopes	1.2	1.42	116	84	2e
572A	Loran silt loam, 0 to 2 percent slopes	0.73	0.86	121	85	1
TOTALS		84.67(*)	100%	122.41	75.81	2.56

## Tract 2



West End

## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	30.99	53.09	126	66	3w
199B	Plano silt loam, 2 to 5 percent slopes	16.24	27.82	141	93	2e
259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	10.73	18.38	111	88	3e
572B	Loran silt loam, 2 to 5 percent slopes	0.28	0.48	120	87	2e
546B	Keltner silt loam, 2 to 5 percent slopes	0.12	0.21	116	84	2e
TOTALS		58.36(*)	100%	127.35	77.68	2.71

# Tract 3



SE Corner

## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
199C2	Plano silt loam, 5 to 10 percent slopes, eroded	26.19	31.7	132	82	3e
199B	Plano silt loam, 2 to 5 percent slopes	20.35	24.63	141	93	2e
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	19.93	24.13	126	66	3w
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	6.91	8.36	125	63	3w
198A	Elburn silt loam, 0 to 2 percent slopes	5	6.05	143	91	1
86B	Osco silt loam, 2 to 5 percent slopes	3.31	4.01	138	92	2e
43A	Ipava silt loam, 0 to 2 percent slopes	0.47	0.57	142	91	1
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.25	0.3	144	83	2w
3284A	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded	0.2	0.24	134	81	3w
TOTALS		82.61(*)	100%	133.19	80.26	2.58

# Tract 4



West End

## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
198A	Elburn silt loam, 0 to 2 percent slopes	73.09	32.45	143	91	1
152A	Drummer silty clay loam, 0 to 2 percent slopes	69.45	30.83	144	83	2w
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	28.84	12.8	126	66	3w
572A	Loran silt loam, 0 to 2 percent slopes	20.43	9.07	121	85	1
148B	Proctor silt loam, 2 to 5 percent slopes	10.13	4.5	132	88	2e
219A	Millbrook silt loam, 0 to 2 percent slopes	9.39	4.17	129	92	1
199B	Plano silt loam, 2 to 5 percent slopes	6.98	3.1	141	93	2e
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	4.59	2.04	125	63	3w
3284A	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded	1.84	0.82	134	81	3w
572B	Loran silt loam, 2 to 5 percent slopes	0.52	0.23	120	87	2e
TOTALS		225.26(*)	100%	137.5	84.1	1.7

# Simulcast Auction Terms

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

**Taxes:** Real estate taxes for 2023 payable in 2024 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 December 15, 2023, or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of wired funds. All funds will be deposited and held by the title company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the title company the required earnest payment. 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(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on or before December 15, 2023, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of the title company.

**Sale Method: The real estate will be offered in four individual tracts by Buyer's Choice.** 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. 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:** Cassata Midwest LLC

**Auctioneer:** Tucker Wood License #441.001382

**Online Simultaneous Bidding Procedure:** The online bidding begins on Thursday, October 26, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction on Thursday, November 2, 2023, with bidding concluding at the end of the live auction.

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

All bids on the tracts will be visible online, 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 on-line 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

