

# SIMULCAST AUCTION

**182.96± Acres, Menard County, Illinois**  
**Wednesday, February 15, 2023 • 10:00 AM**  
**American Legion | 110 West Court Street, Mason City, Illinois**

## Highlights:

- Good Yield History
- Good Fertility
- Open Farm Tenancy for 2023



A-20604

## ONLINE BIDDING AVAILABLE!

Pre-bidding starts Wednesday, February 8, 2023, at 8:00 AM CST

All bidding will conclude at the end of the 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:** Travel south out of Greenview, Illinois on Route 29. Turn east on Hoppler Road (1150 N) and drive three-quarters of a mile. The farm is located on the north side of the road.

**Legal Description:** W 1/2 of the NW 1/4 of Section 30, Township 19 North, Range 5 West and 120 Acres in the NE 1/4 of Section 25, Township 19 North, Range 6 West, except for 17.52 acres, all in Menard County, Illinois.

**Property Description:** Excellent quality Menard County farmland with 10 year average yields of 215 bushels/acre corn and 63 bushels/acre soybeans.

## Farm Data:

Cropland	178.70 acres
Non-crop	2.11 acres
Grass	<u>2.15 acres</u>
Total	182.96 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	90.1 acres	176 bushels
Soybeans	90.0 acres	50 bushels

**2021 Real Estate Taxes Payable 2022:** \$8,014.46

## Property Location Map

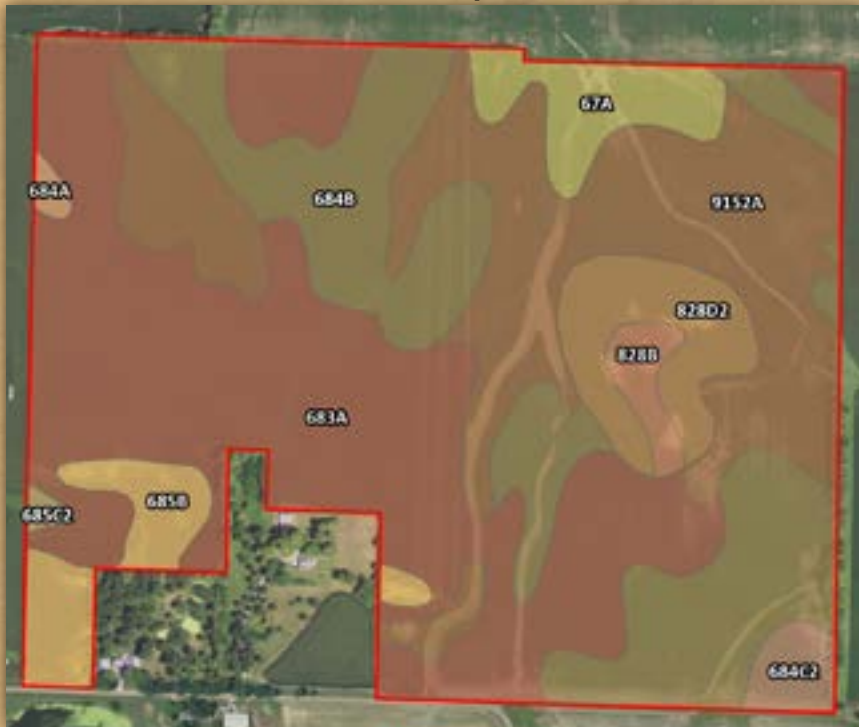




## Aerial Photo



## Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	BEANS	CORN	ACRES
683A	Lawndale silt loam, 0 to 2 percent slopes	Iw	144	62	197	67.4
9152A	Drummer silty clay loam, stream terrace, 0 to 2 percent slopes	IIw	144	63	195	45
684B	Broadwell silt loam, 2 to 5 percent slopes	IIe	137	58	186	39.9
828D2	Broadwell-Sparta complex, 7 to 15 percent slopes, eroded	IIIe	107	45	142	9.4
685B	Middletown silt loam, 2 to 5 percent slopes	IIe	116	49	160	7.8
67A	Harpster silty clay loam, 0 to 2 percent slopes	IIw	133	57	182	7.1
684C2	Broadwell silt loam, 5 to 10 percent slopes, eroded	IIIe	128	55	175	2.6
828B	Broadwell-Sparta complex, 1 to 7 percent slopes	IIe	119	50	158	2.5
684A	Broadwell silt loam, 0 to 2 percent slopes	Iw	138	59	188	0.6
685C2	Middletown silt loam, 5 to 10 percent slopes, eroded	IIIe	109	46	151	0.5
TOTAL			138.3	59.4	188.1	183



# 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 March 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 will be in the form of wire transfer to the title company. All funds will be deposited and held by Prairie Land Title, 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 Prairie Land Title, the closing agent, 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 the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on March 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 Prairie Land Title.

**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. 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):** Colton J. Ashcraft, Joseph P. Snyder, Jennifer L. Brownlee and Brock D. Coonrod

**Auctioneer:** Tucker Wood, 441.001382

## Online Bidding Procedure:

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**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.