

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

118.88± Acres, Pope County, Illinois

Wednesday, October 27, 2021 • 6:30 PM

VFW Post 5222 | 102 8th Street, Vienna, Illinois

Highlights:

- Productive Pope County bottom ground, nearly 100% tillable
- Lots of road frontage allows easy access
- Lime was applied following 2021 crop

A-22267

ONLINE BIDDING AVAILABLE!

Starting Wednesday, October 20, 2021, at 8:00 AM, with bidding concluding at the end of the live event.

To Register and Bid on this Auction, go to:
www.FNCBid.com



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For additional information, please contact:

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Gilbertsville, Kentucky

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Property Information

Property Location: From Golconda, Illinois, go south about six miles on the Bay City Blacktop.

Legal Description: PT SW/4 SE/4 Sec 15 & PT N/2 NE/4 Sec 22 that lies east of Bay City Blacktop + W/2 NW/4 NW/4 Sec 23, all in T14S R6E

Property Description: This level Pope County farm lies along Bay City Blacktop between Golconda and Bay City. Nearly all tillable, this productive bottom ground has lots of road frontage for easy access. The 2021 corn crop yielded 171.89 bushels per acre and lime has been applied. Ground lies in three sections, which allows EU with crop insurance, for lower premium.

Farm Data:

• Tract 1

Cropland 46.2 acres

Total 46.2 acres

• Tract 2

Cropland 73.8 acres

Total 73.8 acres

FSA Information:

• Tract 1 Base Yield

Corn 23.39 acres 110 bushels (PLC)

Soybeans 23.39 acres 32 bushels (ARC-CO)

• Tract 2 Base Yield

Corn 37.36 acres 110 bushels (PLC)

Soybeans 37.36 acres 32 bushels (ARC-CO)

Taxes:

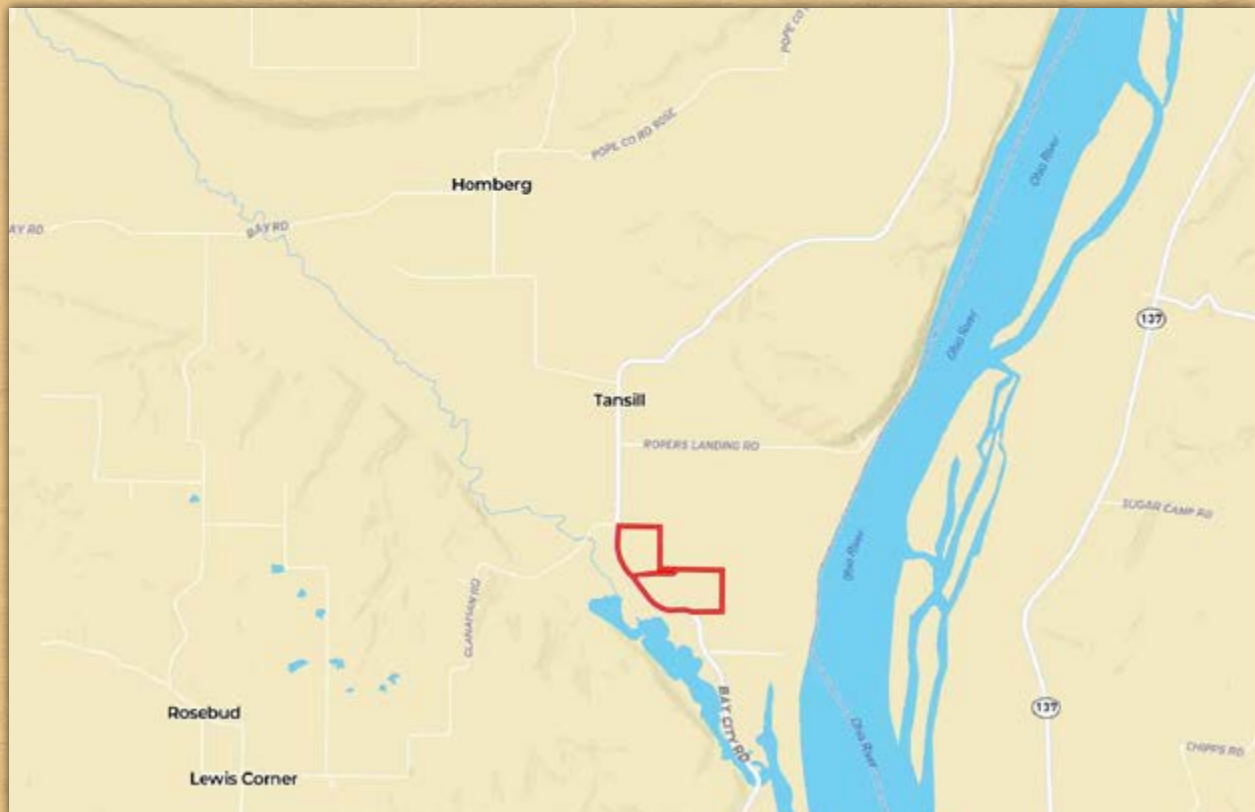
• 11-1-15-141-001 (39.5 acres): \$455.32

• 11-1-22-149-015 (59.38 acres): \$500.02 **

• 11-1-23-151-003 (20.0 acres): \$142.12

** This is the tax parcel that will be affected if the property sells in two tracts

Property Location Map



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
7463C2	Wheeling silt loam, 5 to 10 percent slopes, eroded, rarely flooded	0.2	0.41	100	3e
7463A	Wheeling silt loam, 0 to 2 percent slopes, rarely flooded	19.9	43.06	108	2s
7463B	Wheeling silt loam, 2 to 5 percent slopes, rarely flooded	1.3	2.89	107	2e
7462A	Sciotoville silt loam, 0 to 2 percent slopes, rarely flooded	7.2	15.64	105	2w
7460A	Ginat silt loam, 0 to 2 percent slopes, rarely flooded	11.2	24.37	108	3w
7462C2	Sciotoville silt loam, 5 to 10 percent slopes, eroded, rarely flooded	4.1	8.82	98	3e
3382L	Belknap silt loam, 0 to 2 percent slopes, frequently flooded, long duration	2.2	4.81	117	5w
TOTALS		46.2	100%	107.02	2.48

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
7711A	Hatfield silt loam, 0 to 2 percent slopes, rarely flooded	9.9	13.41	114	2w
7460A	Ginat silt loam, 0 to 2 percent slopes, rarely flooded	16.9	22.97	108	3w
7463A	Wheeling silt loam, 0 to 2 percent slopes, rarely flooded	4.4	5.98	108	2s
7462B	Sciotoville silt loam, 2 to 5 percent slopes, rarely flooded	5.9	8.04	104	2e
7462A	Sciotoville silt loam, 0 to 2 percent slopes, rarely flooded	20.5	27.8	105	2w
3382L	Belknap silt loam, 0 to 2 percent slopes, frequently flooded, long duration	1.4	1.94	117	5w
7463C2	Wheeling silt loam, 5 to 10 percent slopes, eroded, rarely flooded	11.7	15.82	100	3e
7463B	Wheeling silt loam, 2 to 5 percent slopes, rarely flooded	3.0	4.05	107	2e
TOTALS		73.8	100%	106.52	2.45

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 at closing December 31, 2021, 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 Title Professionals, Inc 211 E. Poplar, Suite 1 Harrisburg, IL 62946 ((618) 252-4383) Bruce Tolley Office Manager

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Title Professionals, Inc the required earnest payment. 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 will be December 31, 2021, 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 Title Professionals, Inc.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. Both will pay one-half of the survey costs. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Auction Sales: The real estate will be offered as two individual tracts or as a whole. 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): Daniel E. Tanner and Jill S. Tanner Revocable Living trust

Auctioneer: Tucker Wood, 441.001382

Online Simultaneous Bidding Procedure:

Online bidding starts **Wednesday, October 20, 2021, at 8:00 AM**, with bidding concluding at the end of the live auction.

To register and bid on this auction go to:
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.



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