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LAND AUCTION

SIMULCAST LIVE AND ONLINE

237.98± Acres, Coles County, Illinois

Wednesday, March 12, 2025 | 10:00 AM

Hilton Garden Inn Convention Center | 100 Coles Parkway, Mattoon, Illinois

Highlights:

- Highly productive soil types with PI range of 138-141
- Offered in three tracts by Buyers Choice
- Lease free for 2025



For additional information, please contact:

Phillip Poppe, AFM/Broker | (815) 848-8121

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Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	53.5	66.99	144	83	2w
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	23.11	28.94	134	87	1
56B2	Dana silt loam, 2 to 5 percent slopes, eroded	1.85	2.32	123	78	2e
154A	Flanagan silt loam, 0 to 2 percent slopes	1.39	1.74	144	90	1
TOTALS		79.85(*)	100%	140.6	84.15	1.69

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	64.44	81.58	144	83	2w
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	11.5	14.56	134	87	1
56B2	Dana silt loam, 2 to 5 percent slopes, eroded	2.81	3.56	123	78	2e
348B	Wingate silt loam, 2 to 5 percent slopes	0.23	0.29	119	85	2e
TOTALS		78.98(*)	100%	141.71	83.4	1.85



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	38.59	49.5	144	83	2w
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	36.63	46.99	134	87	1
348B	Wingate silt loam, 2 to 5 percent slopes	2.75	3.53	119	85	2e
TOTALS		77.97(*)	100%	138.44	84.96	1.53

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 2024 payable in 2025 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 April 11, 2025 or such other date agreed to by the parties. No current lease, full farming rights for 2025.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by First Illinois Title Group LLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with First Illinois Title Group LLC 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 the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on April 11, 2025 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 First Illinois Title Group LLC.

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. The Buyer(s) and Seller will each pay one-half of the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in three individual tracts via the Buyer's Choice method. This method of sale allows the highest bidder to choose either or all tracts. After the highest bidder has made their selection, a new round of bidding will begin. The highest bidder of that round will make their selection. This process continues until all tracts are sold. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from 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: Ida Ricketts Trust

Auctioneer: Chad Bals, License #441.002676

Agent Comments: Upon execution of a completed Real Estate purchase contract, the buyer's will enter into a temporary Cash Rent lease with the Sellers. Temporary lease allows buyer's/operator access to property for 2025 farming operations. Temporary lease will terminate upon closing of property purchase.

Tracts 2 and 3 will be surveyed if they are sold to a separate buyer.

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, March 5, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, March 12, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.