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A-30765

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

120.49± Acres, St. Clair County, Illinois

Thursday, August 24, 2023 | 11:00 AM CST

Turkey Hill Grange | 1375 IL-15, Belleville, Illinois

Highlights:

- Road frontage located on north side of Illinois 161
- Northern farm boundary is south side of Metrolink
- Good, productive farmland with development potential in the area

For additional information, please contact:

Bret Cude, Agent | (270) 362-6023 or (618) 407-5399

BCude@FarmersNational.com

Online Bidding starts | Monday, August 14, 2023 at 8:00 AM CST Bidding closes | Thursday, August 24, 2023 at Close of Live Event

To register and bid go to: www.fncbid.com

Property Information

Location: Located on the east side of Belleville, Illinois. Approximately one mile east of Green Mount Road on Illinois 161. Property is on north side of the road.

Legal Description:

Part of Lot 2 of Renners subdivision, being a subdivision of part of Sections 19 and 20 in Township 1 North, Range 7 West, Shiloh Valley Township, St Clair County, Illinois.

Property Description:

120.49 tax acres, comprised of 115.35 FSA tillable. Property lies on the north side of Illinois 161. About one mile east of Green Mount Road.

Farm Data:

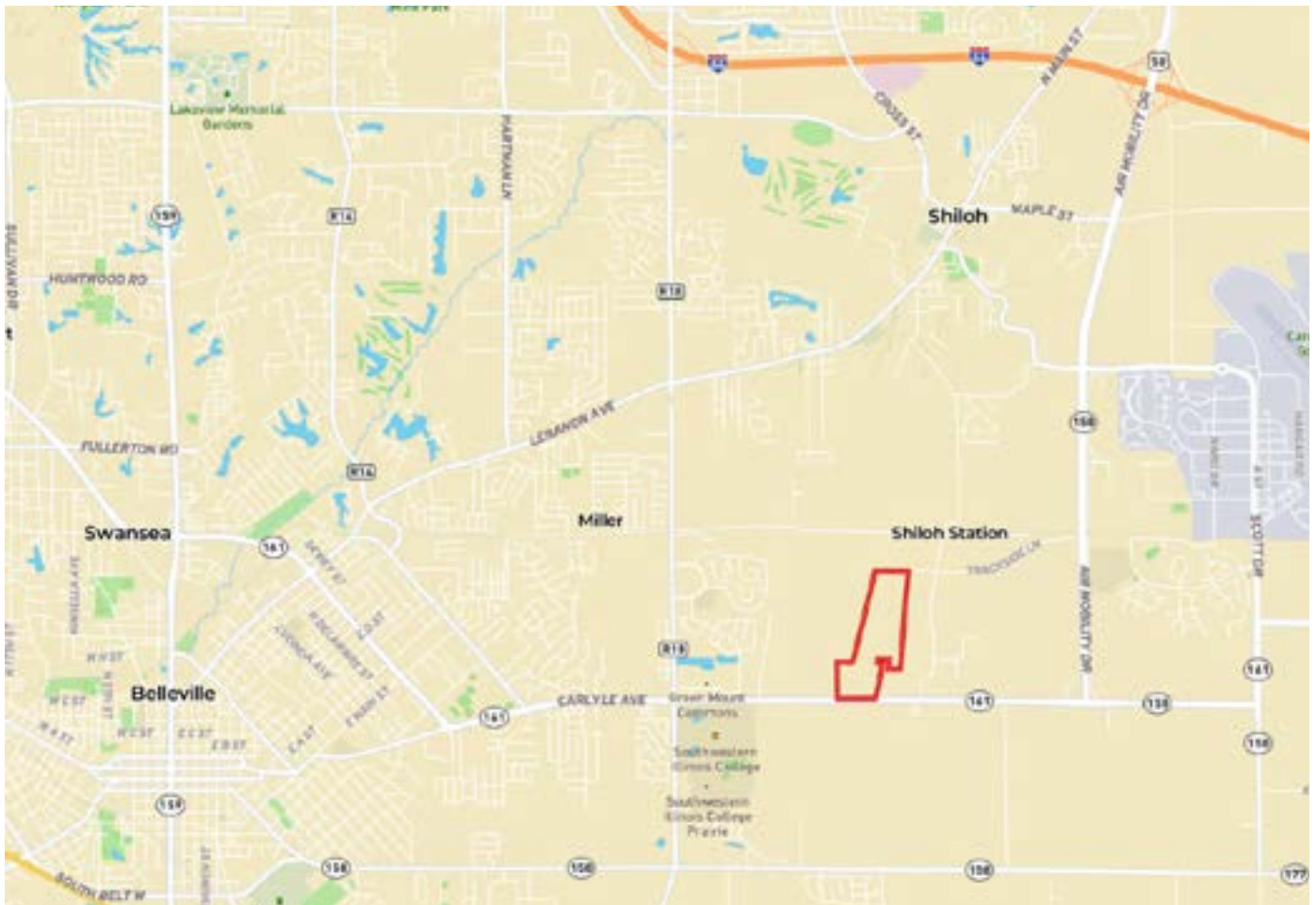
Cropland	115.35 acres
Non-crop	<u>6.14 acres</u>
Total	120.49 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	86.47 acres	163 bushels
Soybeans	28.83 acres	48 bushels

2022 Taxes: \$3,125.56

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
441B	Wakenda silt loam, 2 to 5 percent slopes	23.07	19.27	138	92	2e
79C3	Menfro silt clay loam, 5 to 10 percent slopes, severely eroded	22.61	18.89	103	70	4e
441C2	Wakenda silt loam, 5 to 10 percent slopes, eroded	17.04	14.24	129	85	3e
3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	13.79	11.52	115	79	3w
477B	Winfield silt loam, 2 to 5 percent slopes	12.38	10.34	117	85	2e
90A	Bethalto silt loam, 0 to 2 percent slopes	10.84	9.06	134	90	2w
477C2	Winfield silt loam, 5 to 10 percent slopes, eroded	7.52	6.28	111	80	3e
384A	Edwardsville silt loam, 0 to 2 percent slopes	6.72	5.61	141	94	1
79C2	Menfro silt loam, 5 to 10 percent slopes, eroded	5.67	4.74	112	78	3e
267A	Caseyville silt loam, 0 to 2 percent slopes	0.05	0.04	126	88	2w
TOTALS		119.6 9(*)	100%	122.1 5	83.13	2.69



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 Buyers(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 September 29, 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 cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Accent Title - 399 Veteran's Parkway, Columbia, Illinois 62236.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Accent Title - 399 Veteran's Parkway, Columbia, Illinois 62236, 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 the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on September 29, 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 Accent Title - 399 Veteran's Parkway, Columbia, Illinois 62236.

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 Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres

Sale Method: 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. The real estate will sell in the manner resulting in the highest total price. 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: RAS Farms LLC

Auctioneer: Tucker Wood License Number: 441.001382

Online Simulcast Bidding Procedure: The online bidding begins on Monday, August 14, 2023, at 8:00 AM CST. Bidding will be simultaneous with the live auction on Thursday, August 24, 2023, 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.