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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**514.0± Acres, Kankakee County, Illinois**

Tuesday, October 31, 2023 | 10:00 AM

First United Methodist Church - Memorial Hall | 111 W 4th Street, Mokenca, Illinois

## Highlights:

- **514 Contiguous Acres - Open Lease for 2024**
- **Located North Edge of Mokenca, Illinois**
- **Offered in Five Tracts by Buyer's Choice**

For additional information, please contact:

Ryan Vance, Agent | (217) 372-5612

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

# Online Bidding starts | Tuesday, October 24, 2023 at 8:00 AM

## Bidding closes | Tuesday, October 31, 2023 at Close of Live Event

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

### Property Information

#### Location:

From Momence, travel north on Route 17 to County Road 4000 N and turn west. Tract 1 is on the north side of CR 4000 N and Tracts 2, 3 and 4 are on the south side of CR 4000 N Road. Tract 5 is located along CR 10,000 E Road.

#### Legal Description:

W1/2 SW1/2 Section 12-31-13E containing 80 acres; NW1/4 EX Tracts & N1/2 NE1/4 EX Tracts containing 195.54 acres; S3/4 NE1/4 Section 13-31-13E containing 60 acres; N of RR SW1/4 Section 13-31-13E containing 101.64 acres; N1/2 EX 1.18 acres RR NE1/4 Section 14-31-13E containing 76.82 acres; all in Ganer Township, Kankakee County, Illinois.

#### Property Description:

This high quality farm is located on the north edge of Momence, Illinois, and consists of five tracts of highly tillable soil. Each tract has excellent road access. Tract 1 does include a building site with two sheds and grain bins. **Very rare opportunity to put together this many contiguous acres in Kankakee County.**

#### FSA Information:

##### Whole Farm

	<u>Base</u>	<u>Yield</u>
Corn	341.26 acres	149 bushels
Soybeans	149.34 acres	46 bushels

#### Improvements:

**Tract 1** includes an estimated 3.5 acre building site which has two sheds and several working grain bins:

Shed: 26 x 90

Garage: 23 x 36

(1) Grain Bin: Estimated 20,000 bushel

(2) Grain Bins: Estimated 8,500 bushel

#### Farm Data:

##### Tract 1:

Cropland	73.57 acres
Other	<u>6.43 acres</u>
Total	80.00 acres

##### Tract 2:

Cropland	76.72 acres
Other	<u>0.10 acres</u>
Total	76.82 acres

##### \*Tract 3:

Cropland	113.33 acres
Other	<u>6.25 acres</u>
Total	119.58 acres

##### \*Tract 4:

Cropland	52.80 acres
Other	<u>1.98 acres</u>
Total	54.78 acres

##### \*Tract 5:

Cropland	181.23 acres
Other	<u>1.59 acres</u>
Total	182.82 acres

*\*Acres have been estimated. Final purchase price will be adjusted up or down to reflect surveyed acres.*

#### 2022 Taxes:

**Tract 1:** \$3,582.58

**Tract 2:** \$1,875.24

**\*Tract 3:** \$3,980.63

**\*Tract 4:** \$1,717.91

**\*Tract 5:** \$5,977.46

*\*Estimated tax amounts due to parcel splits.*







**Tract 1 Aerial Map**



**Tract 1 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
294B	Symerton silt loam, 2 to 5 percent slopes	24.94	31.27	130	68	2e
232A	Ashkum silty clay loam, 0 to 2 percent slopes	16.21	20.33	127	67	2w
223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	14.01	17.57	101	50	4e
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	7.41	9.29	113	50	3e
188A	Beardstown silt loam, 0 to 2 percent slopes	6.21	7.79	114	90	2w
594A	Reddick clay loam, 0 to 2 percent slopes	5.24	6.57	130	68	2w
293A	Andres silt loam, 0 to 2 percent slopes	3.23	4.05	135	73	1
440B	Jasper loam, 2 to 5 percent slopes	2.32	2.91	129	79	2e
440A	Jasper loam, 0 to 2 percent slopes	0.18	0.23	130	77	1
TOTALS		79.75(*)	100%	121.64	65.22	2.4



**Tract 2 Aerial Map**



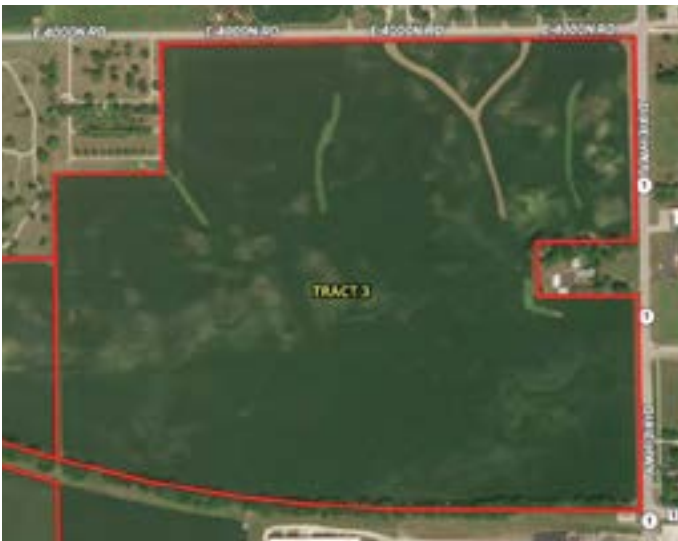
**Tract 2 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
150A	Onarga fine sandy loam, 0 to 2 percent slopes	46.43	59.96	110	74	2s
594A	Reddick clay loam, 0 to 2 percent slopes	15.71	20.29	130	68	2w
150B	Onarga fine sandy loam, 2 to 5 percent slopes	8.79	11.35	109	72	2e
740A	Darroch silt loam, 0 to 2 percent slopes	4.75	6.13	129	78	1
8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	1.54	1.99	114	77	2w
125A	Selma loam, 0 to 2 percent slopes	0.21	0.27	129	77	2w
TOTALS		77.43(*)	100%	115.24	72.87	1.94



**Tract 3 Aerial Map**



**Tract 3 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
294B	Symerton silt loam, 2 to 5 percent slopes	32.27	28.28	130	68	2e
440A	Jasper loam, 0 to 2 percent slopes	23.92	20.96	130	77	1
440B	Jasper loam, 2 to 5 percent slopes	17.46	15.3	129	79	2e
740A	Darroch silt loam, 0 to 2 percent slopes	17.44	15.28	129	78	1
570C2	Martinsville loam, 4 to 6 percent slopes, eroded	9.54	8.36	107	81	2e
223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	4.88	4.28	101	50	4e
610A	Tallmadge sandy loam, 0 to 2 percent slopes	4.09	3.58	123	66	2w
503A	Rockton silt loam, 0 to 2 percent slopes	2.76	2.42	101	66	2s
293A	Andres silt loam, 0 to 2 percent slopes	1.46	1.28	135	73	1
240A	Plattville silt loam, 0 to 2 percent slopes	0.28	0.25	120	82	1
TOTALS		114.1(*)	100%	125.61	73.39	1.71



**Tract 4 Aerial Map**



**Tract 4 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
294B	Symerton silt loam, 2 to 5 percent slopes	32.04	60.42	130	68	2e
440A	Jasper loam, 0 to 2 percent slopes	10.19	19.22	130	77	1
594A	Reddick clay loam, 0 to 2 percent slopes	5.43	10.24	130	68	2w
440B	Jasper loam, 2 to 5 percent slopes	2.92	5.51	129	79	2e
223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	2.45	4.62	101	50	4e
TOTALS		53.03(*)	100%	128.61	69.5	1.9



**Tract 5 Aerial Map**



**Tract 5 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
440A	Jasper loam, 0 to 2 percent slopes	112.48	62.74	130	77	1
125A	Selma loam, 0 to 2 percent slopes	40.09	22.36	129	77	2w
610A	Tallmadge sandy loam, 0 to 2 percent slopes	14.18	7.91	123	66	2w
150B	Onarga fine sandy loam, 2 to 5 percent slopes	7.01	3.91	109	72	2e
440B	Jasper loam, 2 to 5 percent slopes	3.6	2.01	129	79	2e
150A	Onarga fine sandy loam, 0 to 2 percent slopes	1.33	0.74	110	74	2s
594A	Reddick clay loam, 0 to 2 percent slopes	0.59	0.33	130	68	2w
TOTALS		179.28(*)	100%	128.24	75.93	1.37





## PROPERTY PHOTOS



# 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 Standard Title Guaranty Company in Kankakee, Illinois.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Standard Title Guaranty Company, 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 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 Standard Title Guaranty Company.

**Sale Method:** The real estate **will be offered in five 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:** Baschen Family LLC, Susan B. Reising Trust & TFIO, LLC, Martha Ann Olson Revocable Living Trust

**Auctioneer:** Tucker Wood

**Online Simulcast Bidding Procedure:** The online bidding begins on **Tuesday, October 24, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, October 31, 2023, at 10:00 AM, 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 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.

