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LAND AUCTION

SIMULCAST LIVE AND ONLINE

120± Acres, Henderson County, Illinois

Wednesday, December 4, 2024 | 10:00 AM

The Barn at Fairview Acres | US-34, Biggsville, Illinois

Highlights:

- Great investment opportunity for farmers and investors
- Open tenancy for 2025
- Highly productive Henderson County farm just north of Biggsville



For additional information, please contact:

Dudley Ricketts, Agent | (309) 322-6150 or (309) 255-1857

DRicketts@FarmersNational.com

Bidding starts | Wednesday, November 27, 2024, at 8:00 AM
Bidding closes | Wednesday, December 4, 2024, at close of live event.

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

Property Information

Directions to Property:

From Biggsville, Illinois, go north one mile on Highway 94 to Road 1700 N. The farm is located on the south east side of the intersection of Highway 94 and 1700 N.

Legal Description:

Tract 1: N 1/2 N 1/2 NW 40 Acres in Sec 9, T10N, R4W

Tract 2: W 1/2 NE 80 Acres in Sec 9, T10N, R4W, all in Biggsville Township, Henderson County, Illinois.

Property Description:

High-quality tillable farmland located outside of Biggsville, Illinois.

2023 Taxes:

Tract 1: \$2,043.56 **Tract 2:** \$4,220.76

Farm Data:

Tract 1:	
Cropland	40.00 acres
Tract 2:	
Cropland	78.45 acres
Other	<u>1.55 acres</u>
Total	80.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	83.80 acres	201 bushels
Soybeans	35.80 acres	52 bushels

Base and Yields are for the entire 120 acres. If tracts sell separately, they will need to be reconstituted at the FSA Office.

Property Location Map



Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
51A	Muscataune silt loam, 0 to 2 percent slopes	29.72	74.19	147	96	1
86B	Oscos silt loam, 2 to 5 percent slopes	8.51	21.24	138	92	2e
86C2	Oscos silt loam, 5 to 10 percent slopes, eroded	1.83	4.57	131	84	3e
TOTALS		40.06(*)	100%	144.36	94.6	1.3

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
51A	Muscataune silt loam, 0 to 2 percent slopes	61.15	75.48	147	96	1
86B	Oscos silt loam, 2 to 5 percent slopes	12.97	16.01	138	92	2e
68A	Sable silty clay loam, 0 to 2 percent slopes	3.04	3.75	143	83	2w
86C2	Oscos silt loam, 5 to 10 percent slopes, eroded	2.53	3.12	131	84	3e
280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	1.31	1.62	106	74	3e
TOTALS		81.0(*)	100%	144.23	94.13	1.29

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 January 17, 2025, 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 must be in the form of wired funds. All funds will be deposited and held by Western Illinois Title Company.

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

Closing: The sale closing will be on January 17, 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 Western Illinois Title Company.

Sale Method: The real estate will be offered in two individual 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.

Sellers: Jerry Plummer, Susan Plummer Craig, Sally Mueller

Auctioneer: Chad Bals #441.002676

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, November 27, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, December 4, 2024, 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.

