

A-77325



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

197.22± Acres, Christian County, Illinois

Thursday, October 5, 2023 | 10:00 AM

Rochester Library | 1 Community Drive, Rochester, Illinois

Highlights:

- **High Quality Farm Land Selling In Three Tracts**
- **Good Road Access on All Tracts**
- **Lease Free for the 2024 Growing Season**

For additional information, please contact:

Max Hendrickson, AFM/Agent | (217) 210-1843

MHendrickson@FarmersNational.com

Bidding Starts | Wednesday, September 27, 2023 at 8:00 AM

Bidding Ends | Thursday, October 5, 2023 at close of live event

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

Directions to Property:

- **Tract 1:** From the intersection of Mt. Auburn Road and County Road 1400 E, travel south 1.5 miles on 1400E and turn west on East 2700 North Road and travel 1.5 miles. Tract 1 is on the south side of the road.
- **Tract 2:** From the intersection of Mt. Auburn Road and County Road 1400 E, travel north 0.25 miles. Tract 2 is on the west side of the road.
- **Tract 3:** From the intersection of Mt. Auburn Road and County Road 1400 E, travel south 1.5 miles on 1400 E and turn east on East 2700 North Road and travel 0.25 miles. Tract 3 is on the north side of the road.

Legal Description:

- **Tract 1:** E1/2, NE1/4 of Section 21, T15N, R2W, containing 80 +/- acres in Christian County, Illinois.
- **Tract 2:** NE1/4, NE1/4 except 2.78 acres to the county highway of Section 11 and NW1/4 NE 1/4 of Section 11, T15N, R2W containing approximately 77.22 +/- acres in Christian County, Illinois.
- **Tract 3:** SE1/4, SW1/4 of Section 13, T15N, R2W containing 40.0 +/- acres in Christian County, Illinois.

Property Description:

The Anna Jo Brooks Revocable Trust Farm will be offered for live and online bidding in three productive tracts.

- **Tract 1** is 98% tillable with excellent natural drainage.
- **Tract 2** is 93% tillable with road access on two sides of the farm.
- **Tract 3** is 99% tillable with road access at south end of the farm.

Farm Data:

- **Tract 1:**

Cropland	78.14+/- acres
Non-crop	<u>1.86+/- acres</u>
Total	80.00+/- acres
- **Tract 2:**

Cropland	71.53+/- acres
Non-crop	3.49+/- acres
CRP	<u>2.20+/- acres</u>
Total	77.22+/- acres
- **Tract 3:**

Cropland	39.70+/- acres
Non-crop	<u>0.30+/- acres</u>
Total	40.00+/- acres

CRP:

- **Tract 2:** 2.20 acres with an annual payment of \$660, expiring September 30, 2027.

FSA Information:

- **Tracts 1,2,3:** FSA #2300

	<u>Base</u>	<u>Yield</u>
Corn	116.0 acres	185 bushels
Soybeans	75.8 acres	48 bushels
Wheat	0.2 acres	52 bushels

2022 Taxes:

- **Tract 1:** \$3,392.58
- **Tract 2:** \$2,965.86
- **Tract 3:** \$1,960.92

Aerial Map



Property Location Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
86B	Osco silt loam, 2 to 5 percent slopes	36.08	44.31	138	92	2e
43A	Ipava silt loam, 0 to 2 percent slopes	28.57	35.09	142	91	1
128C2	Douglas silt loam, 5 to 10 percent slopes, eroded	12.01	14.75	118	82	3e
68A	Sable silty clay loam, 0 to 2 percent slopes	4.78	5.87	143	83	2w
TOTALS		81.44(*)	100%	136.78	89.67	1.8

Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
684B	Broadwell silt loam, 2 to 5 percent slopes	42.36	55.31	137	91	2e
198A	Elburn silt loam, 0 to 2 percent slopes	17.4	22.72	143	91	1
136A	Brooklyn silt loam, 0 to 2 percent slopes	10.7	13.97	112	74	2w
152A	Drummer silty clay loam, 0 to 2 percent slopes	5.15	6.72	144	83	2w
131C2	Alvin fine sandy loam, 5 to 10 percent slopes, eroded	0.98	1.28	103	69	3e
TOTALS		76.59(*)	100%	134.91	87.81	1.79

Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
68A	Sable silty clay loam, 0 to 2 percent slopes	34.86	86.95	143	83	2w
705B	Buckhart silt loam, 2 to 5 percent slopes	5.23	13.05	141	93	2e
TOTALS		40.09(*)	100%	142.74	84.3	2.0

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 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 November 14, 2023 or such other date agreed to by the parties. Subject to harvest of Seller's crops.

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 Spurling Title in Taylorville, Illinois.

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

Closing: The sale closing will be on November 14, 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 Spurling Title.

Sale Method: The real estate will be offered in three 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.

Seller: The Anna Jo Brooks Revocable Trust

Auctioneer: Tucker Wood License #441.001382

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, September 27, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, October 5, 2023, 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 on-line 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.