

SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

162.31± Acres, Christian County, Illinois
Tuesday, October 20, 2020 • 10:00 AM
at Bullard's 311 South Sixth Facility
311 South Sixth • Morrisonville, Illinois

Highlights:

- Lease free for 2021, possession at closing
- Easy access to Morrisonville blacktop just one mile south of property
- Mostly tillable farmland with road access to the east and south of property

L-2000551

ONLINE SIMULCAST BIDDING

Starts Thursday, September 10, 2020 at 10:00 AM
Closes Tuesday, October 20, 2020 at close of live event

To Register and Bid on this Auction, go to:
<https://farmersnational.nextlot.com/public/>



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For additional information, please contact:

Max Hendrickson, AFM, Agent
Rochester, Illinois

Phone: (217) 210-1843

MHendrickson@FarmersNational.com

www.FarmersNational.com/MaxHendrickson



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Property Information

Property Location: Located northwest of Morrisonville, Illinois, to the northwest of the intersection of N 200 East Road and E 600 North Road.

Legal Description: SE 1/4 Section 35 T 12N R 4W of the 3rd PM Christian County, Illinois

Property Description: 162.31 +/- acres located 2.1 miles west and one mile north of Morrisonville, northwest of the intersection of N 200 E Road and E 600 N Road. Farm is being offered as a single tract and is mostly tillable and very productive! Farm is lease free for 2021!

Farm Data:

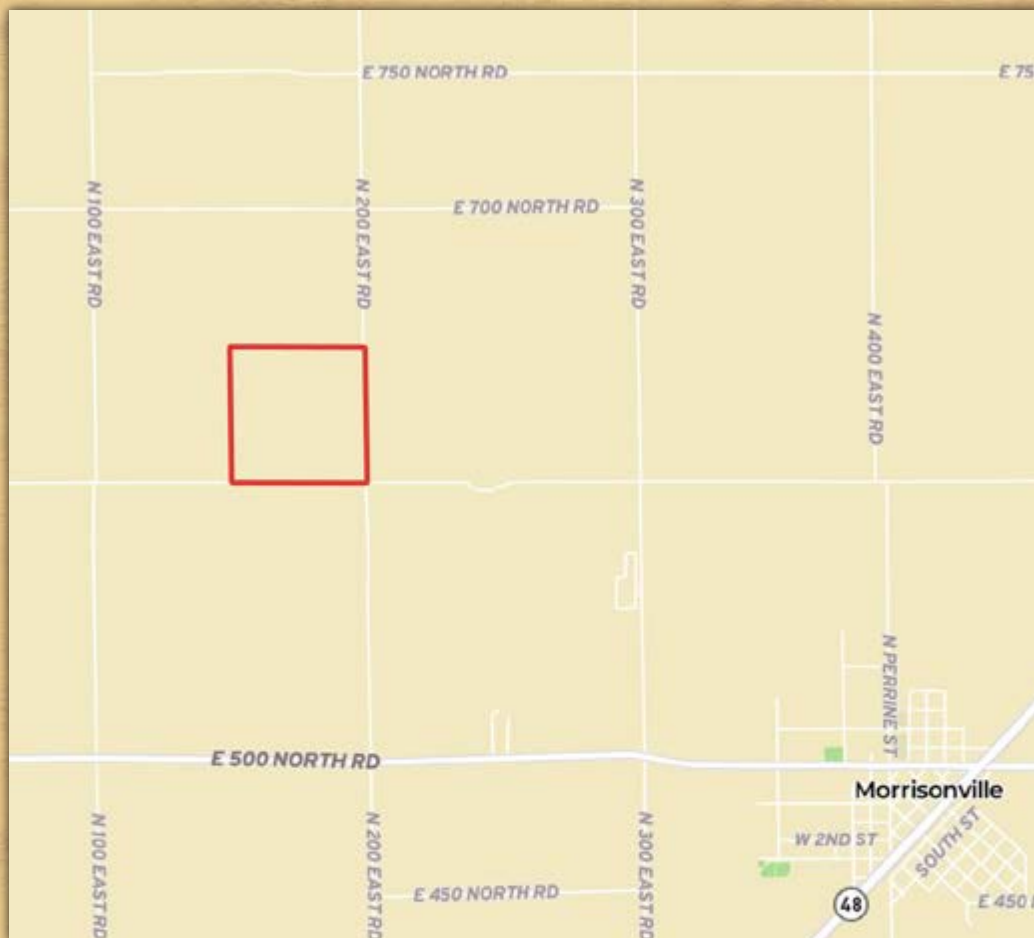
Cropland	158.60 acres
Timber	<u>3.71 acres</u>
Total	162.31 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	79.34 acres	156 bushels
Soybeans	79.06 acres	56 bushels

Taxes: \$5,043.44

Property Location Map



Important Statement: Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during the Covid-19 situation. Therefore, please be aware that allowable auction crowd size and procedures may change without notice based on directives by local, state and federal agencies. Please call the agent or check our web-site for any changes.

Aerial Photo



Tract Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
113B	Oconee silt loam, 2 to 5 percent slopes	8.3	5.23	118	2e
127B	Harrison silt loam, 2 to 5 percent slopes	20.6	12.99	129	2e
113A	Oconee silt loam, 0 to 2 percent slopes	5.7	3.6	119	2w
46A	Herrick silt loam, 0 to 2 percent slopes	56.6	35.67	133	2w
249A	Edinburg silty clay loam, 0 to 2 percent slopes	6.6	4.17	127	3w
50A	Virden silty clay loam, 0 to 2 percent slopes	60.9	38.33	135	2w
TOTALS		158.8	100%	131.71	2.04



AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

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 Auction Company.

Possession: Possession will be granted at closing December 15, 2020, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Chicago Title c/o Eric Campbell in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Chicago Title c/o Eric Campbell 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 paid by the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be December 15, 2020, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Chicago Title c/o Eric Campbell.

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 the Auction 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 the Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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(s): Phyllis Brissenden Estate

Auctioneer: Tucker Wood

Online Simultaneous Bidding Procedure:

The online portion of this auction begins on **Thursday, September 10, 2020, at 10:00 AM.** Bidding closes on **Tuesday, October 20, 2020, at the close of the live auction.**

To register and bid on this auction go to:
<https://farmersnational.nextlot.com/public/>

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.