

ONLINE VIRTUAL AUCTION

367.3± Acres, Lawrence County, Illinois
Tuesday, February 9, 2021 at 2:00 PM CT

Highlights:

- Productive Lawrence County Farm Ground
- 2020 Yields: Corn 197 BPA and Soybeans 63 BPA
- Excellent Road Access
- Recent Substantial Conservation Work Performed

L-2100142

ONLINE BIDDING

Starts Monday, January 25, 2021 at 8:00 AM

Closes Tuesday, February 9, 2021 at end of live virtual event

To register and bid on this auction, go to: www.fnctbid.com

For additional information, please contact:

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Property Information

Property Location: Located approximately eight miles south and two miles east of Sumner, Illinois off of County Road 250 E (follow signs). All 3 tracts have frontage on County Line Rd (000E) lying on the east side of the Lawrence County Line Rd. Tract 1 also has frontage to the south of Wright Lane (200N). Tract 2 has frontage on the south side of Washington Ln. (100N) and 2 and 3 have frontage on the west side of Riggs Rd (050E). Tract 3 also has frontage on the north side of Wabash County Line Ln (000N).

Legal Description:

Tract 1: Part of the W Pt of N 1/2 Sec 19.

Tract 2: NW/4 Sec 30

Tract 3: Most of SW/4 Sec 30 (excepting SW most 36 ac) All in Township 2 North, Range 13 West in Lukin Township

Property Description: Highly tillable Lawrence County farm with good FSA yields and acreage bases. Balance of EQIP Program requirements to be assumed by Buyer(s).

Improvements: Conservation structures and improvements

CRP: Tract 3: 2.81 acres enrolled, \$619 annual payment expiring 9/30/2027

Taxes:

- **Tract 1:** \$1,253.28
- **Tract 2:** \$1,300.40
- **Tract 3:** \$1,084.47

Farm Data:

• Tract 1	
Cropland	113.6 acres
Other	<u>5.9 acres</u>
Total	119.5 acres
• Tract 2	
Cropland	130.78 acres
Other	<u>11.22 acres</u>
Total	142.0 acres
• Tract 3	
Cropland	107.8 acres
CRP	<u>2.81 acres</u>
Total	105.8 acres

Crop Acres are based on FSA totals

Total Acreage is based on Supervisor of Assessment Records

FSA Information:

• Tract 1	Base	PLC Yield
Corn	49.6 acres	145 bushels
Soybeans	39.8 acres	42 bushels
Wheat	16.5 acres	68 bushels
• Tract 2	Base	PLC Yield
Corn	63.9 acres	145 bushels
Soybeans	37.0 acres	42 bushels
Wheat	30.8 acres	68 bushels
• Tract 3	Base	PLC Yield
Corn	43.7 acres	145 bushels
Soybeans	50.8 acres	42 bushels
Wheat	19.8 acres	68 bushels

Location Map



Tract 1

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
3B	Hoyleton silt loam, 2 to 5 percent slopes	7.6	6.23	107	2w
5C3	Blair silty clay loam, 5 to 10 percent slopes, severely eroded	3.2	2.58	77	4e
5C2	Blair silt loam, 5 to 10 percent slopes, eroded	0.5	0.37	94	3e
3A	Hoyleton silt loam, 0 to 2 percent slopes	25.0	20.52	108	2w
620B	Darmstadt silt loam, 2 to 5 percent slopes	2.0	1.64	92	3s
2A	Cisne silt loam, 0 to 2 percent slopes	44.4	36.43	109	3w
8382A	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	2.4	1.93	117	2w
13B	Bluford silt loam, 2 to 5 percent slopes	23.7	19.47	100	2e
5D3	Blair silty clay loam, 7 to 15 percent slopes, severely eroded	8.4	6.88	72	6e
13A	Bluford silt loam, 0 to 2 percent slopes	4.6	3.77	101	2w
14D	Ava silt loam, 7 to 12 percent slopes	0.1	0.12	96	3e
12A	Wynoose silt loam, 0 to 2 percent slopes	0.1	0.05	97	3w
TOTALS		121.9	100%	103.04	2.71

2020 Soybean Stubble - West looking East



2020 Corn Stalks - Co Line Road looking East



Tract 2

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
12A	Wynoose silt loam, 0 to 2 percent slopes	52.6	37.46	97	3w
120A	Huey silt loam, 0 to 2 percent slopes	0.3	0.23	89	3w
2A	Cisne silt loam, 0 to 2 percent slopes	12.5	8.92	109	3w
13B	Bluford silt loam, 2 to 5 percent slopes	17.0	12.08	100	2e
13A	Bluford silt loam, 0 to 2 percent slopes	19.8	14.07	101	2w
8382A	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	3.2	2.28	117	2w
5C2	Blair silt loam, 5 to 10 percent slopes, eroded	35.0	24.95	94	3e
TOTALS		140.5	100%	98.69	2.72

2020 Soybean Stubble - West looking East



2020 Corn Stalks - 100 N looking South



Tract 3

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
13B	Bluford silt loam, 2 to 5 percent slopes	33.9	29.17	100	2e
12A	Wynoose silt loam, 0 to 2 percent slopes	30.0	25.83	97	3w
14C2	Ava silt loam, 5 to 10 percent slopes, eroded	2.1	1.77	90	3e
120A	Huey silt loam, 0 to 2 percent slopes	1.3	1.1	89	3w
13A	Bluford silt loam, 0 to 2 percent slopes	6.1	5.22	101	2w
2A	Cisne silt loam, 0 to 2 percent slopes	17.4	14.94	109	3w
5C2	Blair silt loam, 5 to 10 percent slopes, eroded	10.5	9.0	94	3e
14D3	Ava silty clay loam, 7 to 12 percent slopes, severely eroded	10.3	8.84	74	4e
8382A	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	4.8	4.13	117	2w
TOTALS		116.3	100%	98.19	2.7

**2020 Soybean Stubble
County Line Road West looking East**



**2020 Soybean Stubble
Wabash County Line Road Looking North**



AUCTION TERMS

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

Taxes: Real estate taxes for 2020 payable in 2021 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.

EQIP Program: The farm has recently completed conservation measures as part of the EQIP Program. Buyer will assume the requirements remaining and will sign acknowledgement when contract is signed and sign assumption of program requirements at closing.

Possession: Possession will be granted at closing March 15, 2021, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required in the form of a wire transfer by the close of business Wednesday, February 10, 2021. All funds will be deposited and held by "Land Title & Abstract Co. (Lawrenceville, Illinois)" the closing agent.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Land Title & Abstract Co., Lawrenceville, Illinois 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 any escrow closing services will be equally paid by both. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be March 15, 2021, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing by wire transfer at the discretion of Land Title & Abstract Co., Lawrenceville, Illinois.

Auction Sales: The real estate will be offered in three individual tracts. 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. No absentee or telephone bids will be accepted without 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 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): Wolf Bros. Farms LP

Online Simultaneous Bidding Procedure:

The online portion of this auction begins on
Monday, January 25, 2021, at 8:00 AM.

Bidding closes on Tuesday, February 9, 2021, at the close of the live virtual auction.

The live virtual auction begins on Tuesday, February 9, 2020 at 2:00 PM CT.

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All bids on the tracts 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.



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