

# SIMULCAST AUCTION

160± Acres • Vermilion County, Illinois

Wednesday, March 9, 2022 • 10:00 AM

Georgetown Fairgrounds Banquet Hall | 413 North Seminary Street, Georgetown, Illinois



## Highlight Features:

- Open farm lease for 2022
- Prime farmland with excellent productivity - 143 PI
- Fertilizer applied for 2022 crop year
- Drainage tile installed in 2015

L-2200185

## ONLINE BIDDING AVAILABLE!

Online pre -bidding begins Wednesday, March 2, 2022 at 8:00 AM

Closing Wednesday, March 9, 2022 at the close of live the event

To Register and Bid on this Auction, go to: [www.FNCBid.com](http://www.FNCBid.com)



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For additional information, please contact:

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# Property Information

**Property Location:** The farm is located approximately one and a half miles northwest of Indianola, Illinois at the intersection of Township Roads 550 N and 980 E.

**Legal Description:** NE/4 Section 7, Township 17 North, Range 12 West in Carroll Township, Vermilion County, Illinois.

**Property Description:** This is excellent quality farm ground that is 95% tillable. It has a Productivity Index (PI) of 143 and consists of Drummer, Flanagan and Catlin soils. Some drainage tile was installed in 2015 on the northwest third of the farm. Fertilizer for the 2022 crop has already been applied.

## Farm Data:

Cropland	154.27 acres
Non-crop	<u>7.89 acres</u>
Total	162.16 acres

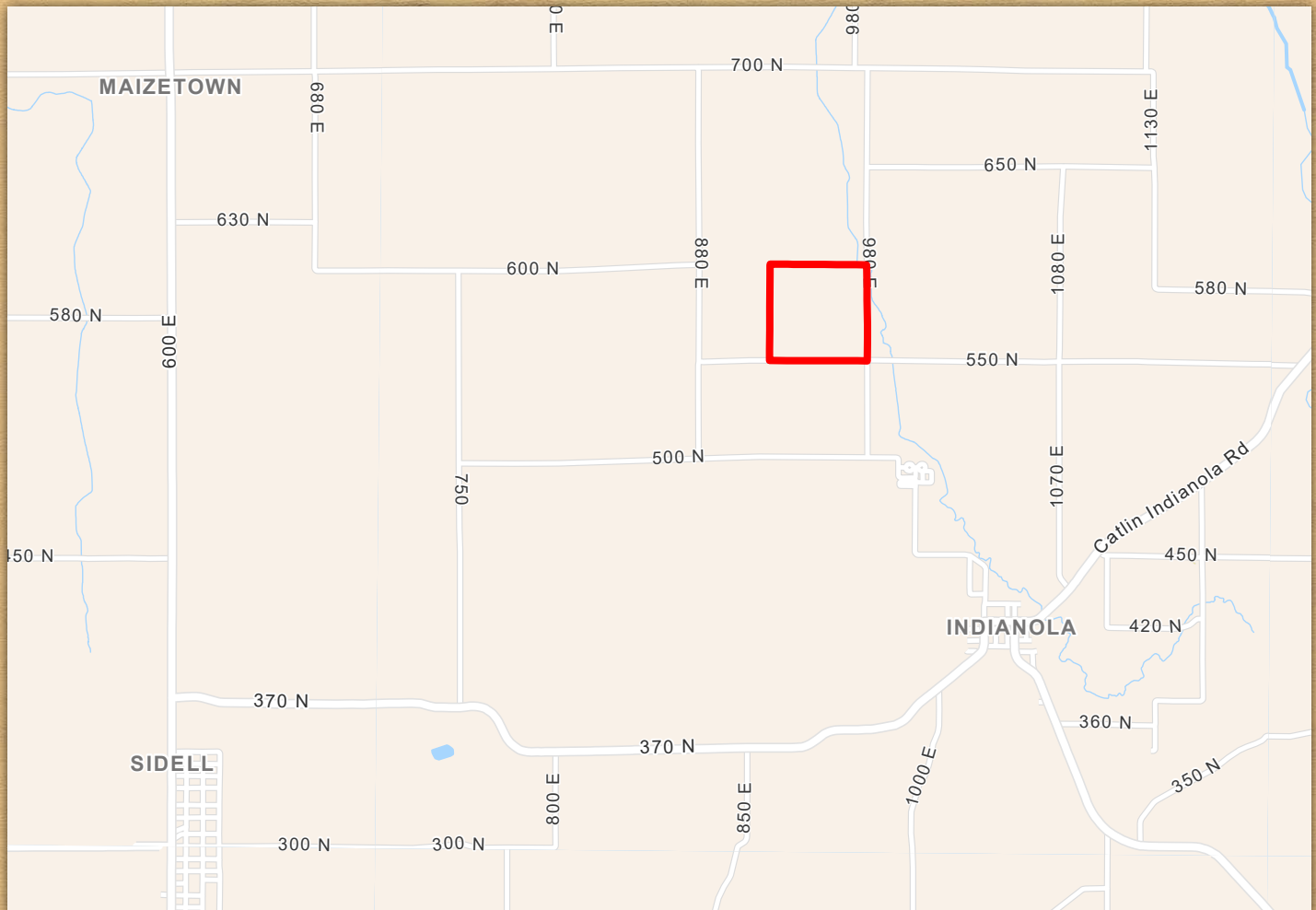
## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	79.6 acres	190 bushels
Soybeans	71.9 acres	60 bushels

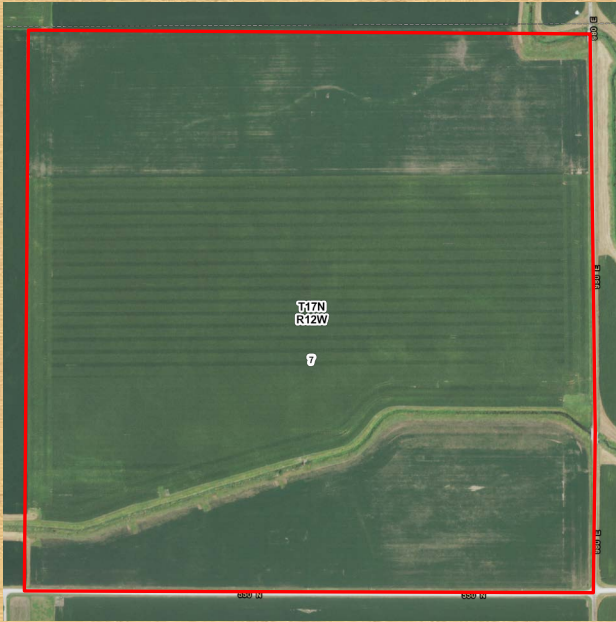
**2021 Taxes:** \$9,867.34



## Property Location Map



**Aerial Photo**



**Soil Map**



Map Symbol	Name	PI	Corn Yield	Bean Yield	Acres
152A	Drummer silty clay loam	144	195	63	80
154A	Flanagan silt loam	144	194	63	60
171B	Catlin silt loam	137	185	58	22
Total		143	193.3	62.3	162



# AUCTION TERMS

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

**Taxes:** Real estate taxes for 2021 payable 2022 will be paid by 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 April 8, 2022, 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 Vermilion County Title Company 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 Vermilion County 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 any escrow closing services will be paid equally by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on April 8, 2022, 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 Vermilion County Title Company.

**Sale Method:** The real estate will be offered in one individual tract. 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. 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 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 the 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):** Spurlino Farms Illinois, LLC

**Auctioneer:** Tucker Wood

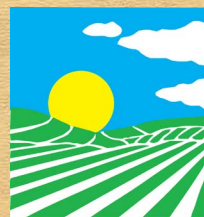
## Online Bidding Procedure:

The online pre-bidding begins on **Wednesday March 2, 2022, at 8:00 AM. Bidding closes Wednesday, March 9, 2022 at the conclusion of the live event.**

**To register and bid on this auction go to:**  
[www.FNCBid.com](http://www.FNCBid.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.



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