

# SIMULCAST AUCTION

293.57± Acres, Vermilion County, Illinois  
Tuesday, November 29, 2022 • 10:00 AM

Royal Community Building | 103 Park Street, Royal, Illinois



## Highlights:

- Selling in Three Tracts by Buyer's Choice
- Productive Farmland
- Open Lease for 2023

L-2300018

## ONLINE BIDDING

Pre-bidding begins Tuesday, November 22, 2022 at 10:00 AM CST.  
All bidding will conclude at the end of the live 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:

From Collison, Illinois travel approximately one mile west on County Road 2500 N. Tract #1 is on the north side of the road and Tracts #2 and #3 are on the south side of the road. The east border of Tract #1 is along County Road 650 East and the west border of Tracts #2 and #3 are along County Road 620 East.

## Legal Description: (Entire farm)

Tract 1: SW/4 SE/4 Sec 33-T21-R13 EX HWY ROW

Tract 2: W/2 Sec 3-T20-R13

Tract 3: W/2 NE/4 and E/2 NW/4 of Sec 10-T20-R13 all located in Pilot East Township.

**Property Description:** All three tracts consist of Elliott and Ashkum soils that are very productive for the area. All three tracts have good road access with grain facility outlets in the near and midrange vicinities. Additional drainage has recently been added.

## Farm Data:

### Tract 1:

Cropland 39.61 +/- acres  
 Non-crop 0.29 +/- acres  
 Total acres 39.90 +/- acres

### Tract 2:

Cropland 76.59 +/- acres  
 Non-crop 6.57 +/- acres  
 CRP 3.50 +/- acres  
 Total acres 86.22 +/- acres

### Tract 3:

Cropland 160.90 +/- acres  
 Non-crop 2.15 +/- acres  
 CRP 4.40 +/- acres  
 Total acres 167.45 +/- acres

## FSA Information:

	*Base	*Yield
Corn	136.7 acres	145 bushels
Soybeans	134.8 acres	48 bushels

\*Base acres and yields are for the whole farm. A reconstitution will have to be completed after the sale, if necessary.

## CRP Information:

	Acres Enrolled	Annual Payment	Expiration Date
Tract 2 & 3	6.6 Acres	\$1,926	2032
Tract 3	0.6 Acres	\$180	2027
Tract 3	0.7 Acres	\$256	2026

## 2021 Real Estate Taxes:

Tract 1: \$1,189.98  
 Tract 2: \$2,377.34 (estimated)  
 Tract 3: \$4,651.32 (estimated)

Tract 1 Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
232A	Ashkum silty clay loam, 0 to 2 percent slopes	21.78	53.98	127	67	2w
146A	Elliott silt loam, 0 to 2 percent slopes	15.99	39.63	125	64	2s
146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	2.59	6.42	119	51	2e
TOTALS		40.35(*)	100%	125.73	64.8	2.0



**Tract 2 Aerial Map**



**Tract 2 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
146A	Elliott silt loam, 0 to 2 percent slopes	47.26	57.44	125	64	2s
232A	Ashkum silty clay loam, 0 to 2 percent slopes	30.57	37.15	127	67	2w
146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	4.45	5.41	119	51	2e
TOTALS		82.28(*)	100%	125.4	64.41	2.0

**Tract 3 Aerial Map**



**Tract 3 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
146A	Elliott silt loam, 0 to 2 percent slopes	96.32	55.57	125	64	2s
232A	Ashkum silty clay loam, 0 to 2 percent slopes	65.15	37.59	127	67	2w
146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	11.29	6.51	119	51	2e
223B2	Varna silt loam, 2 to 4 percent slopes, eroded	0.57	0.33	110	65	2e
TOTALS		173.3	100%	125.3	64.28	2.0



# Auction Terms

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

**Taxes:** Real estate taxes for 2022 payable in 2023 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 or before December 28, 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 will be in wired funds. All funds will be deposited and held by Vermilion County Title, the closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Vermilion County Title, the closing agent, the required earnest payment. The Seller will provide an owner's policy of the 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 the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on or before December 28, 2022 or such other date agreed to by the parties. The balance of the purchase price will be payable by wire transfer at the discretion of Vermilion County Title, the closing agent.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in three individual tracts by Buyer's Choice. This method of sale allows the highest bidder to choose any or all tracts or any combination of tracts. After the highest bidder has made their selection, a new round of bidding will begin with the highest bidder of that round making their selection. This process goes on until all tracts are sold. 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 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:** William P Littell Trust, First Financial Bank Trustee

**Auctioneer:** Tucker Wood, License #441.001382

## Online Bidding Procedure:

The pre-bidding portion of this auction begins online on Tuesday, November 22 2022, at 10:00 AM. Online bidding will be simultaneous with the live auction on Tuesday, November 29, 2022 at 10:00 AM, with bidding concluding at the end of the live auction.

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

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.