

SIMULCAST AUCTION

396.19± Acres, Richland and Clay Counties, Illinois

Tuesday, March 21, 2023 • 2:00 PM CST

Best Western Plus Hotel Event Center | 367 North West Street, Olney, Illinois

Highlights:

- Lease Free for 2023
- Excellent Farmland Tracts with Easy Access Ranging from 38.5 Ac. to 80+ Ac.
- Secluded Low Land Recreation Tracts for White Tail Deer, Turkey, Wood Duck, and Canadian Geese
- Good Access to Grain Markets

L-2300160

*Property Showing: Saturday, March 11, 2023 • 10:00 AM to 12:00 PM CST
At Tract 2 on Glennwood Road*

ONLINE BIDDING

Pre-bidding begins Monday, March 13, 2023 at 8:00 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



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www.FarmersNational.com/



For additional information, please contact:

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Allendale, Illinois

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Property Information

Property Location: From Noble, Illinois and Illinois U.S. Route 50, take Westgate Road west to both Glennwood Road and Bottoms Road and follow signs for Tracts 1, 2, 3, 4, 5, 7, and 8. Tract 6 is located on both sides of Illinois U. S. Route 50 on the south edge of Noble.

Legal Description:

• **Tract 1:** Nice gently rolling farmground containing 40+- acres. Located NW1/4, SE1/4, Sect 24., TWP 3N, R8E Noble TWP Richland County.

• **Tract 2:** Well-maintained cropland containing 40+- acres. Located SE1/4, SE1/4, Sect. 24, TWP 3 N, R8E Noble Twp, Richland County, Illinois.

• **Tract 3:** Has both level tillable and recreational land. Has 80+- acres. Located N1/2, NW1/4, Sect.36, TWP3N, R8E, Decker TWP, Richland County, Illinois,

• **Tract 4:** Is a nice level tract containing 38.5+- acres. Located SW1/4, NE1/4, Sect.36, TWP3N, R8E, Decker TWP, Richland County, Illinois.

• **Tract 5:** A large gently rolling highly tillable tract containing 69.65+- acres. Located in SE1/4, NE1/4, Section 1 TWP2N, R8E, and S1/2, NE1/4, NE1/4, Sect 1, TWP2N, R8E, and a parcel located in the W1/4, SW1/4, NW1/4, Sect 6, TWP2N, R9E.

• **Tract 6:** Excellent location, level farmland containing 48.03+- acres along US Route 50 south edge of Noble, Illinois. Located SW1/4, SE1/4, Sect 17, TWP3N, R9E and W1/2, SE1/4, SE1/4, TWP3N, R9E, Except That Conveyed To The State Of Illinois For Right-Of-Way Of US Highway 50.

• **Tract 7:** Secluded upland and low land wooded property along The Big Muddy Creek containing 40+- acres. Located NE1/4, NE1/4, Section 35, Twp3N, R8E, Clay City TWP, Clay County, Illinois.

• **Tract 8:** Very remote parcel with both wooded and open area. Containing 40+- acres SW1/4, NE1/4, Sect 35, TWP3N, R8E, Clay City TWP, Clay County, Illinois

Property Description: Farmers National Company is pleased to offer a rare opportunity to invest in a unique multi-purpose farm that provides both crop production and recreation in south eastern Illinois.

FSA Data:

• Tracts 1 and 2 Combined: FSA #2641

Cropland	78.86 acres
Non-crop	<u>1.90 acres</u>
Total	80.75 acres

• Tract 3: FSA #7170 & 7163

Cropland	47.60 acres
Non-crop	<u>33.27 acres</u>
Total	80.87 acres

• Tract 4: FSA #7162

Cropland	37.51 acres
Non-crop	<u>2.81 acres</u>
Total	40.32 acres

• Tract 5: FSA #6180

Cropland	<u>68.75 acres</u>
Total	68.75 acres

• Tract 6: FSA #6178

Cropland	50.74 acres
Non-crop	<u>9.19 acres</u>
Total	59.93 acres

• Tract 7 and 8 Combined: FSA #6179

Cropland	28.20 acres
Non-crop	<u>51.99 acres</u>
Total	80.19 acres

FSA Information:

• Tracts 1 & 2 Combined:

	Base	Yield
(FSA will reconstitute if sold to different Buyers)		
Corn	41.90 acres	115 bushels
Soybeans	29.97 acres	31 bushels
Wheat	6.39 acres	48 bushels

• Tract 3:

Corn	25.07 acres	115 bushels
Soybeans	17.93 acres	31 bushels
Wheat	3.81 acres	48 bushels

• Tract 4:

Corn	19.75 acres	115 bushels
Soybeans	14.13 acres	31 bushels
Wheat	5.53 acres	48 bushels

• Tract 5:

Corn	36.26 acres	115 bushels
Soybeans	25.94 acres	31 bushels
Wheat	5.53 acres	48 bushels

• Tract 6:

Corn	26.96 acres	115 bushels
Soybeans	19.28 acres	31 bushels
Wheat	4.11 acres	48 bushels

No FSA data available for Tracts 7 and 8.

2022 Taxes Payable 2023:

• Tracts 1 and 2 Combined: \$585.11 (some change may occur if sold to different Buyers)

• Tract 3: \$878.70

• Tract 4: \$539.42

• Tract 5: \$985.84

• Tract 6: \$865.40

• Tract 7: \$133.38

• Tract 8: \$108.88

Comments: No Drone inspections allowed unless authorized by Farmers National Company.

Contact Jay Van Gorden, ASM: (937) 645-0468



**Farmers
National
Company**™

Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
12A	Wynoose silt loam, 0 to 2 percent slopes	17.4	42.9	97	67	3w
13B	Bluford silt loam, 2 to 5 percent slopes	10.28	25.35	100	65	2e
8E2	Hickory silt loam, 10 to 18 percent slopes, eroded	5.3	13.07	80	74	3e
13A	Bluford silt loam, 0 to 2 percent slopes	2.86	7.05	101	65	2w
3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	2.46	6.07	117	67	3w
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	0.9	2.22	96	49	2e
14B	Ava silt loam, 2 to 5 percent slopes	0.77	1.9	99	66	2e
14B2	Ava silt loam, 2 to 5 percent slopes, eroded	0.3	0.74	93	50	3s
2A	Cisne silt loam, 0 to 2 percent slopes	0.28	0.69	109	76	3w
TOTALS		40.55(*)	100%	97.08	66.77	2.63

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
12A	Wynoose silt loam, 0 to 2 percent slopes	21.36	51.79	97	67	3w
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	7.12	17.26	96	49	2e
652C2	Passport silt loam, 5 to 10 percent slopes, eroded	4.99	12.1	89	73	3e
13B	Bluford silt loam, 2 to 5 percent slopes	3.32	8.05	100	65	2e
3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	1.81	4.39	117	67	3w
8E2	Hickory silt loam, 10 to 18 percent slopes, eroded	1.52	3.69	80	74	3e
13C2	Bluford silt loam, 4 to 7 percent slopes, eroded	0.58	1.41	95	68	3e
8D3	Hickory clay loam, 10 to 18 percent slopes, severely eroded	0.54	1.31	73	65	4e
TOTALS		41.24(*)	100%	96.01	64.7	2.76

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
14B	Ava silt loam, 2 to 5 percent slopes	20.83	26.51	99	66	2e
8E3	Hickory clay loam, 18 to 25 percent slopes, severely eroded	14.2	18.08	63	49	6e
3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	12.73	16.2	117	67	3w
14C2	Ava silt loam, 5 to 10 percent slopes, eroded	9.48	12.07	89	50	3e
13A	Bluford silt loam, 0 to 2 percent slopes	6.76	8.6	101	65	2w
3108A	Bonnie silt loam, 0 to 2 percent slopes, frequently flooded	4.39	5.59	111	56	3w
12A	Wynoose silt loam, 0 to 2 percent slopes	3.46	4.4	97	67	3w
14D2	Ava silt loam, 7 to 12 percent slopes, eroded	2.55	3.25	88	69	3e
8D3	Hickory clay loam, 10 to 18 percent slopes, severely eroded	1.56	1.99	73	65	4e
13B	Bluford silt loam, 2 to 5 percent slopes	1.38	1.76	100	65	2e
8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	1.2	1.53	62	19	6e
8E2	Hickory silt loam, 10 to 18 percent slopes, eroded	0.03	0.04	80	74	3e
TOTALS		78.57(*)	100%	93.54	59.91	3.24

Tract 4 Aerial Photo



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
12A	Wynoose silt loam, 0 to 2 percent slopes	29.81	77.05	97	67	3w
13B	Bluford silt loam, 2 to 5 percent slopes	8.87	22.93	100	65	2e
TOTALS		38.68(*)	100%	97.66	66.52	2.77

Tract 5 Aerial Photo



Tract 5 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
12A	Wynoose silt loam, 0 to 2 percent slopes	34.81	50.27	97	67	3w
13B	Bluford silt loam, 2 to 5 percent slopes	10.69	15.44	100	65	2e
13A	Bluford silt loam, 0 to 2 percent slopes	10.48	15.13	101	65	2w
14C2	Ava silt loam, 5 to 10 percent slopes, eroded	6.63	9.57	89	50	3e
14B	Ava silt loam, 2 to 5 percent slopes	6.53	9.43	99	66	2e
13C2	Bluford silt loam, 4 to 7 percent slopes, eroded	0.12	0.17	95	68	3e
TOTALS		69.26(*)	100%	97.5	64.68	2.6

Tract 6 Aerial Photo



Tract 6 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
2A	Cisne silt loam, 0 to 2 percent slopes	31.86	65.17	109	76	3w
3A	Hoyleton silt loam, 0 to 2 percent slopes	14.3	29.25	108	75	2w
3C2	Hoyleton silt loam, 4 to 7 percent slopes, eroded	1.32	2.7	102	82	3e
3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	0.73	1.49	117	67	3w
3B	Hoyleton silt loam, 2 to 5 percent slopes	0.53	1.08	107	74	2w
13B	Bluford silt loam, 2 to 5 percent slopes	0.15	0.31	100	65	2e
TOTALS		48.89(*)	100%	108.59	75.68	2.69

Tract 7 Aerial Photo



Tract 7 Soil Map

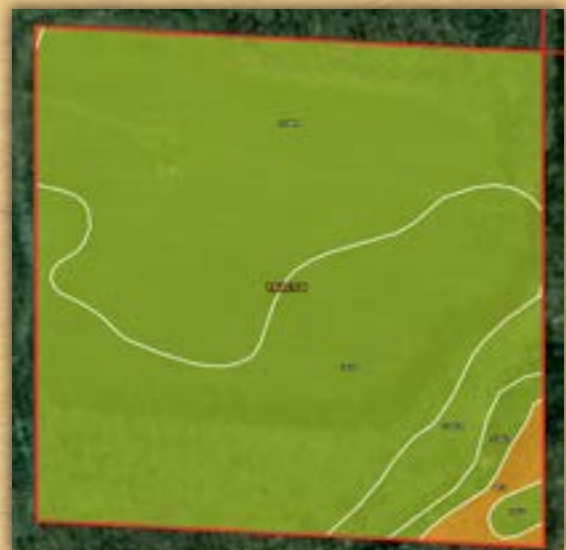


SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
3108A	Bonnie silt loam, 0 to 2 percent slopes, frequently flooded	29.62	74.38	111	56	3w
3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	5.72	14.36	117	67	3w
1420	Piopolis silty clay loam, undrained	4.48	11.25	108	19	5w
TOTALS		39.82(*)	100%	111.5 2	53.42	3.23

Tract 8 Aerial Photo



Tract 8 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
3108A	Bonnie silt loam, 0 to 2 percent slopes, frequently flooded	18.51	46.55	111	56	3w
3420	Piopolis silty clay loam, frequently flooded	16.78	42.2	108	62	3w
3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	3.2	8.05	117	67	3w
8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	0.94	2.36	62	19	6e
14C2	Ava silt loam, 5 to 10 percent slopes, eroded	0.34	0.86	89	50	3e
TOTALS		39.77(*)	100%	108.9	58.51	3.07

AUCTION TERMS

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

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 April 25, 2023 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 the form of wired funds. All funds will be deposited and held by Land Title and Abstract Company, Lawrenceville, Illinois.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Land Title and Abstract Company, 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 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 is on April 25, 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 Land Title and Abstract Company, Lawrenceville, Illinois.

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.

Auction Sales: The real estate will be offered in 8 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. 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 of each tract 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: Audrey Van Blaricum Estate

Auctioneer: Tucker Wood, #441.001382

Online Bidding Procedure:

Pre-bidding starts Monday, March 13, 2023, at 8:00 AM CST. Bidding closes on Tuesday, March 21, 2023, at the close of the live auction.

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

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.

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