

# SIMULCAST AUCTION

78.67+/- Acres • Edgar County, Illinois

Tuesday, April 11, 2023 • 1:30 PM CST

Edgar County Fairgrounds | 1104 North Main Street, Paris, Illinois

ONLINE SIMULCAST BIDDING: Starts Monday, April 3, 2023, at 8:00 AM CST. Closes Tuesday, April 11, 2023, at close of live event. To Register and Bid on this Auction, go to: [www.FNCBid.com](http://www.FNCBid.com)

## HIGHLIGHTS:

- Mostly Tillable With a High Productivity Index
- Easy Access Via State Highway and County Road
- Numerous Grain Markets Nearby



L-2300188

**Property Location:** From Hume Illinois, travel west on Highway 36 two and one-half miles to N300th Street, the tract is on the southwest corner of the intersection. The tract has the county road along the east boundary and Highway 36 on the north boundary.

**Legal Description:** Section 1 Township 15 Range 14 LOT 2 E 1/2 NE 1/4 78.67 +/- Acres

**Property Description:** Highly productive tillable land with frontage access on two roads.

**2022 Taxes:** \$3,563.08

## Farm Data:

Cropland	76.14 acres
Other	<u>2.53 acres</u>
Total	78.67 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	37.63 acres	162 bushels
Soybeans	37.63 acres	51 bushels

**Improvements:** Two older grain bins, approximately 11,000 bushel total capacity



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For additional information, please contact:

Steve Lankford, AFM/Agent  
Spencer, Indiana

Phone: (812) 360-0209

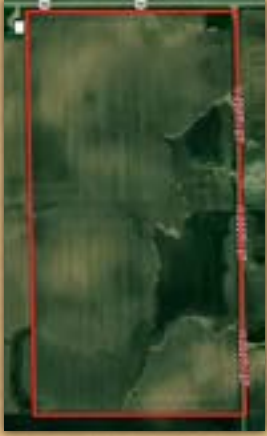
[SLankford@FarmersNational.com](mailto:SLankford@FarmersNational.com)

[www.FarmersNational.com/rep/StevenLankford](http://www.FarmersNational.com/rep/StevenLankford)



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## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	48.74	63.3	144	83	2w
154A	Flanagan silt loam, 0 to 2 percent slopes	15.47	20.09	144	91	1
56B	Dana silt loam, 2 to 5 percent slopes	7.89	10.25	130	90	2e
198A	Elburn silt loam, 0 to 2 percent slopes	4.43	5.75	143	91	1
153A	Pella silty clay loam, 0 to 2 percent slopes	0.46	0.6	136	80	2w
TOTALS		76.99 (.1)	100%	142.4 4	85.76	1.74

## 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 May 1, 2023 or such other date agreed to by the parties, subject to current lease. Buyer(s) to be given credit for 2023 cash rent of \$19,000 at closing.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment will be in the form of wire transfer. All funds will be deposited and held by Allied Capital Title, Paris, Illinois, 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 Allied Capital Title, Paris, Illinois, the closing agent, 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 both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on May 1, 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 Allied Capital Title, Paris, Illinois, the closing agent.

**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. 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.

**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. Both Seller and Buyer(s) will pay one-half of the survey cost. Final contract prices will not be

adjusted to reflect any difference between the advertised and actual surveyed acres.

**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.

**Seller:** Saliha Beth Alauddin and Mary June Walls Testamentary Trust

**Auctioneer:** Tucker Wood, #441.001382

**Online Bidding Procedure:** Pre-bidding starts Monday, April 3, 2023, at 8:00 AM CST. Bidding closes on Tuesday, April 11, 2023, at the close of the live auction.

**To register and bid on this auction go to:** [www.FNCBid.com](http://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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.