

# LAND AUCTION

SIMULCAST LIVE AND ONLINE

123.71+/- Acres • McLean County, Illinois

Thursday, August 3, 2023 • 10:00 AM

Lexington Community Center | 207 West Main Street, Lexington, Illinois

## Highlights:

- Highly tillable, productive farmland
- Offered in two tracts
- Potential building sites offering attractive views
- Located just outside of Lexington Illinois
- Easy access to Interstate 55

L-2300308

## ONLINE SIMULCAST BIDDING

Starts Monday, July 31, 2023, at 10:00 AM.

Closes Thursday, August 3, 2023, at close of 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:

Thadd Fosdick, Agent  
Fairbury, Illinois

Business: (815) 867-6915

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

[www.FarmersNational.com/ThaddFosdick](http://www.FarmersNational.com/ThaddFosdick)



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# Property Information

## Property Location:

- **Tract 1** is located 1.5 miles west of Lexington, Illinois, on the south side P J Keller Highway.
- **Tract 2** is located 1.5 miles west of Lexington, Illinois, on the north side of P J Keller Highway. Clarksville Road borders Tract 2 on the north and east side.

## Legal Description:

- **Tract 1:** Parcel ID 08-11-200-017 and 08-11-200-016.
- **Tract 2:** Parcel ID 08-11-200-008.

**Property Description:** One-of-a-kind opportunity to purchase a farm that consists of highly tillable productive farmland located just outside of Lexington, Illinois. The farm was been well-maintained and cared for over the years. Tenancy is open for 2024. Farm will sell based on surveyed acres.

## Farm Data:

### Tract 1:

Cropland 76.68 acres  
CRP 6.7 acres  
Total 83.38 acres

### Tract 2:

Cropland 34.83 acres  
CRP 5.5 acres  
Total 40.33 acres

## FSA Information:

### Tract 1:

	<u>Base</u>	<u>Yield</u>
Corn	45.62 acres	161 bushels
Soybeans	28.2 acres	50 bushels
Wheat	4.1 acres	49 bushels

### Tract 2:

	<u>Base</u>	<u>Yield</u>
Corn	23 acres	161 bushels
Soybeans	12.45 acres	50 bushels

## CRP:

- **Tract 1:** 6.7 acres currently enrolled with an annual payment of \$2,097, expiring 9/30/2023 and 9/30/2025.
- **Tract 2:** 5.5 acres currently enrolled with an annual payment of \$1,669, expiring 9/30/2023 and 9/30/2025.

## 2021 Taxes:

- **Tract 1:** \$2,746.88
- **Tract 2:** \$1,221.42

Location Map



Aerial Map





## Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	31.92	38.17	124	70	2e
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	13.95	16.68	110	57	3e
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	10.59	12.66	144	86	2w
145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	8.09	9.67	123	72	3e
199A	Plano silt loam, 0 to 2 percent slopes	6.74	8.06	142	92	1
60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	3.44	4.11	111	35	2e
134B2	Camden silt loam, 2 to 5 percent slopes, eroded	2.52	3.01	113	87	2e
148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	2.13	2.55	127	83	2e
223C2	Varna silty clay loam, 4 to 6 percent slopes, eroded	2.06	2.46	109	55	3e
154A	Flanagan silt loam, 0 to 2 percent slopes	1.96	2.34	144	91	1
964D	Miami and Hennepin soils, 10 to 18 percent slopes	0.25	0.3	91	47	4e
TOTALS		83.65(*)	100%	124.79	71.3	2.19



## Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
193B2	Mayville silt loam, 2 to 5 percent slopes, eroded	19.96	42.59	105	59	2e
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	11.29	24.09	144	86	2w
154A	Flanagan silt loam, 0 to 2 percent slopes	7.21	15.39	144	91	1
223B2	Varna silt loam, 2 to 4 percent slopes, eroded	4.54	9.69	110	65	2e
224C2	Strawn loam, 5 to 10 percent slopes, eroded	1.87	3.99	98	40	3e
60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	1.51	3.22	111	35	2e
236A	Sabina silt loam, 0 to 2 percent slopes	0.21	0.45	122	85	2w
964D	Miami and Hennepin soils, 10 to 18 percent slopes	0.16	0.34	91	47	4e
223C2	Varna silty clay loam, 4 to 6 percent slopes, eroded	0.06	0.13	109	55	3e
964F	Miami and Hennepin soils, 18 to 35 percent slopes	0.05	0.11	74	20	6e
TOTALS		46.86(*)	100%	120.8	69.51	1.9





# AUCTION TERMS

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

**Taxes:** Real estate taxes for 2023 payable in 2024 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 September 12, 2023 or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by 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 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 the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on September 12, 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 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 two 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 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:** Freed Agricultural Service Inc

**Auctioneer:** Tucker Wood

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Monday, July 31, 2023, at 10:00 AM.** Bidding will be simultaneous with the live auction on **Thursday, August 3, 2023, 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 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.

