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L-2300309



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

40.371± Acres, McLean County, Illinois

Wednesday, August 30, 2023 | 10:00 AM

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

Highlights:

- Productivity index of 124.9
- Open tenancy for 2024
- Easy access

For additional information, please contact:

Thadd Fosdick, AFM, Agent | (815) 867-6915

TFosdick@FarmersNational.com

Bidding starts | Thursday, August 24, 2023, at 10:00 AM

Closes Wednesday, August 30, 2023, at close of live event

To register and bid go to: www.fnctbid.com

Property Information

Directions to Property:

The farm is located one mile north of Cooksville on the north side of Route 165.

Legal Description:

Part of Section 2, Township 24 North, Range 4 East, in Blue Mound Township, McClean County, Illinois. Parcel ID: 16-02-400-002

Property Description:

A great opportunity to purchase a farm that consists of productive tillable farmland in a smaller tract size. Tenancy is open for 2024.

Farm Data:

Cropland	37.980 acres
Non-crop	<u>2.391 acres</u>
Total	40.371 acres

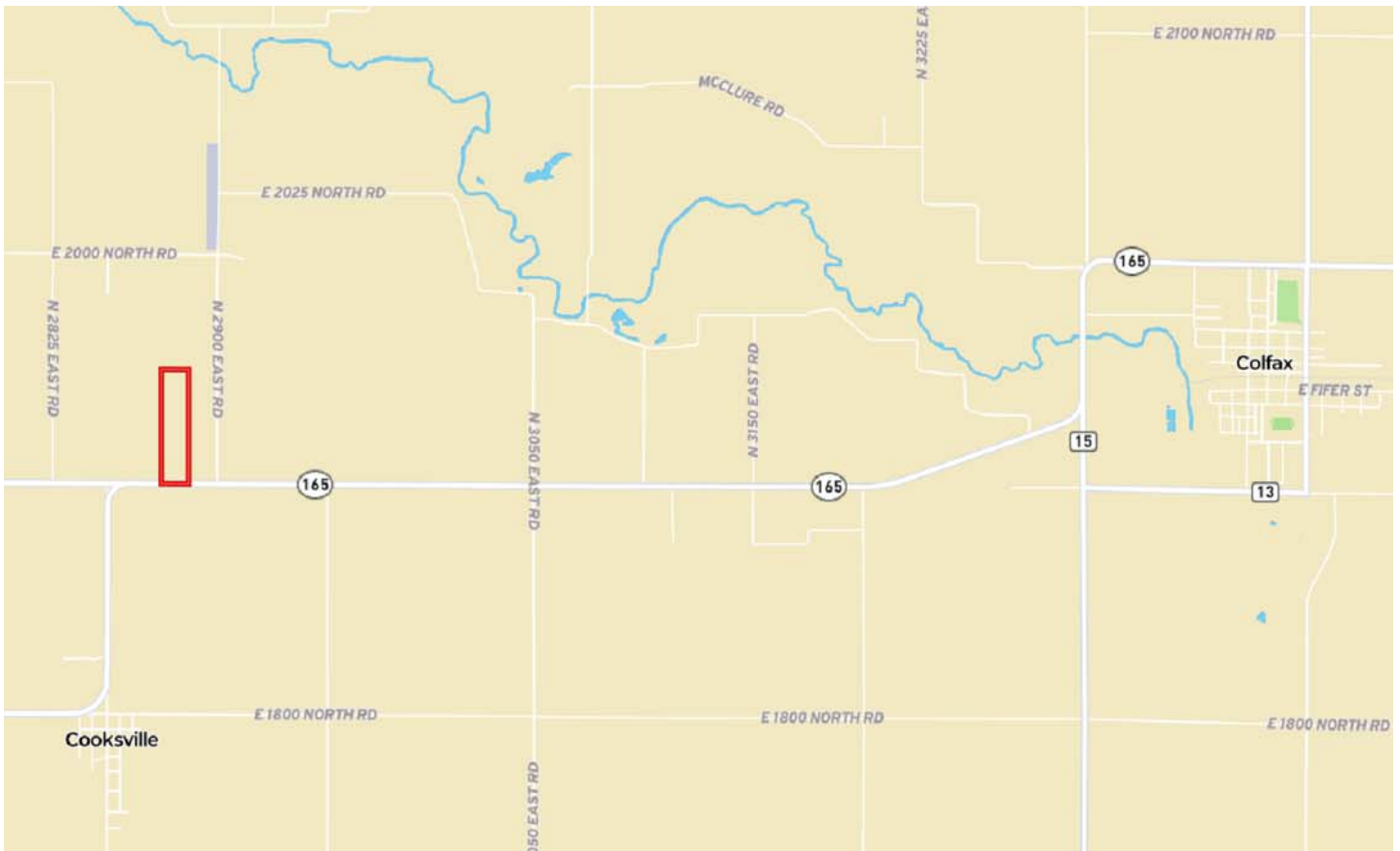
FSA Information:

	Base	Yield
Corn	19.32 acres	164 bushels
Soybeans	18.66 acres	53 bushels

Taxes:

- \$1,608.96

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	20.47	51.24	114	62	2e
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	7.7	19.27	144	86	2w
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	5.7	14.27	124	70	2e
149A	Brenton silt loam, 0 to 2 percent slopes	3.48	8.71	141	94	1
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	2.61	6.53	134	87	1
TOTALS		39.96(*)	100%	124.9	72.2	1.85



Simulcast 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 after the crops are harvested.

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 at the discretion of the closing agent. 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 paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on October 16, 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.

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. 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: Joyce Wilson Estate, Care of First Financial Bank

Auctioneer: Tucker Wood; License: 441.001382

Online Simultaneous Bidding Procedure: The on-line bidding begins on Thursday, August 24, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, August 30, 2023, with bidding concluding at the end 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 on-line 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.