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LAND AUCTION

SIMULCAST LIVE AND ONLINE

289± Acres, LaSalle County, Illinois

Tuesday, November 28, 2023 | 10:00 AM

Mendota Civic Center | 1901 Tom Merwin Drive, Mendota, Illinois

Highlights:

- **Highly Productive Farmland**
- **Open Lease for 2024**
- **Offered in Four Tracts**
- **Located Just South of Earlville**



For additional information, please contact:

Ryan Vance, Agent | (217) 372-5612

RVance@FarmersNational.com

Bidding starts | Tuesday, November 21, 2023 at 10:00 AM

Bidding closes | Tuesday, November 28, 2023, at close of live event

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

Property Information

Directions to Property:

From Earlville, travel west on Route 34 to County Road 9; go south one mile to N 4350th Road; go west to Tracts 1 and 2. Tract 3 is south of Earlville a mile on E 1251st Road on the east side of the road. Tract 4 is also south of Earlville about a mile and lies between E 1251st Road and E 13th Road with road frontage on E 13th Road.

From Mendota, Illinois, travel east on Route 34 approximately 10 miles to County Road 9; go south one mile to N 4350th Road; go west a mile and Tracts 1 and 2 are on the north side of the road. Tract 3 is approximately two miles further east on N 4350th Road to E 1251st Road. Tract 4 is another mile further east on N 4350th Road on E 13th Road north towards Earlville.

Legal Description:

- **Tract 1:** N 27 ACS E1/2 NE1/4 SEC 26-36-2; and S 53 ACS E1/2 NE1/4 SEC 26-36-2.
- **Tract 2:** NW1/4 SEC 25-36-2 LYG N & W CHICAGO & NORTHWESTERN RR ROW (EX IRREG 4.39 ACS W & ADJ RR AS IN DOC 89-12415).
- **Tract 3:** THAT PT OF LT 1 OF SW1/4 & SW1/4 SE1/4 SEC 19-36-3 ALL LYG E OF PUB HWY.
- **Tract 4:** N1/2 NE1/4 SEC 30-36-3 (EX PT SOLD 05-16052).

Property Description:

High quality soils on farm located just south of Earlville, Illinois, in La Salle County. The average productivity index (PI) for all four tracts combined is 142. There is a small grain bin and machine shed on Tract 2.

Improvements:

- **Tract 2:** 50 x 70 machine shed and an approximately 3,250 bushel grain bin, both in average condition.

Farm Data:

• Tract 1:	
Cropland	79.15 acres
Non-crop	<u>0.85 acres</u>
Total	80.00 acres
• Tract 2:	
Cropland	88.11 acres
Non-crop	<u>0.89 acres</u>
Total	89.00 acres
• Tract 3:	
Cropland	48.90 acres
Non-crop	<u>1.10 acres</u>
Total	50.00 acres
• Tract 4:	
Cropland	69.47 acres
Non-crop	<u>0.53 acres</u>
Total	70.00 acres

FSA Information:

Tracts 1 and 2:	Base	Yield
Corn	111.6 acres	121 bushels
Soybeans	54.0 acres	43 bushels

Tracts 3 and 4:	Base	Yield
Corn	116.9 acres	169 bushels

2022 Taxes:

- **Tract 1:** \$5,738.86
- **Tract 2:** \$6,895.42
- **Tract 3:** \$2,933.38
- **Tract 4:** \$3,976.30

Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	32.09	39.82	144	83	2w
198A	Elburn silt loam, 0 to 2 percent slopes	20.88	25.91	143	91	1
51A	Muscataune silt loam, 0 to 2 percent slopes	12.7	15.76	147	96	1
814A	Muscataune-Buckhart silt loams, 0 to 3 percent slopes	5.45	6.76	144	92	1
199B	Plano silt loam, 2 to 5 percent slopes	4.57	5.67	141	93	2e
67A	Harpster silty clay loam, 0 to 2 percent slopes	2.87	3.56	133	79	2w
679B	Blackberry silt loam, 2 to 5 percent slopes	2.02	2.51	141	90	2e
TOTALS		80.58(*)	100%	143.58	88.33	1.52



Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	29.97	34.9	144	83	2w
51A	Muscataune silt loam, 0 to 2 percent slopes	29.92	34.84	147	96	1
199B	Plano silt loam, 2 to 5 percent slopes	14.29	16.64	141	93	2e
198A	Elburn silt loam, 0 to 2 percent slopes	6.64	7.73	143	91	1
679B	Blackberry silt loam, 2 to 5 percent slopes	2.89	3.37	141	90	2e
814A	Muscataune-Buckhart silt loams, 0 to 3 percent slopes	1.9	2.21	144	92	1
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.25	0.29	133	79	2w
TOTALS		85.86(*)	100%	144.32	90.23	1.55



Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	32.11	68.61	144	83	2w
171B	Catlin silt loam, 2 to 5 percent slopes	8.89	19.0	137	77	2e
171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	5.79	12.37	128	72	3e
TOTALS		46.79(*)	100%	140.66	80.48	2.12



Tract 4 Aerial Photo



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	40.6	58.23	144	83	2w
67A	Harpster silty clay loam, 0 to 2 percent slopes	21.76	31.21	133	79	2w
154A	Flanagan silt loam, 0 to 2 percent slopes	5.24	7.52	144	90	1
86B	Osco silt loam, 2 to 5 percent slopes	2.14	3.07	138	92	2e
TOTALS		69.74(*)	100%	140.42	82.58	1.92



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 or before December 22, 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 may be in the form of wired funds. All funds will be deposited and held by the title company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the title company, 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 or before December 22, 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 title company.

Sale Method: The real estate **will be offered in four individual tracts by Buyer's Choice.** 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: Raymond James Trust, N.A. as Trustee of the Stanley E. Steinke Family Trust

Auctioneer: Tucker Wood License #441.001382

Online Simulcast Bidding Procedure: The online bidding begins on **Tuesday, November 21, 2023, at 10:00 AM.** **Bidding will be simultaneous with the live auction on Tuesday, November 28, 2023, at 10:00 AM, with bidding concluding at the end of the live auction.**

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

All bids on the tracts will be visible online, 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.

