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# LAND AUCTION

## SIMULCAST LIVE AND ONLINE

**79.44± Acres, Vermilion County, Illinois  
and Vermillion County, Indiana**

**Wednesday, November 1, 2023 | 10:00 AM (Eastern Time)**

**The Beef House Restaurant - Oak Room | 16501 N IN-63, Covington, Indiana**

### Highlights:

- Tillable and recreational acreage combined in one property
- Productive farmland
- Open lease for 2024

**For additional information, please contact:**

**Phillip Poppe, AFM, Broker | (815) 848-8121**

**[PPoppe@FarmersNational.com](mailto:PPoppe@FarmersNational.com)**

**Bidding starts | Wednesday, October 25, 2023, at 10:00 AM (Eastern Time)**  
**Bidding closes | Wednesday, November 1, 2023, at close of live event**

To register and bid go to: [www.fncbid.com](http://www.fncbid.com)

## Property Information

### Directions to Property:

From Danville, Illinois, travel southeast on Perrysville Road into Indiana. Turn south on N County Road (300W). The property is located one-half of a mile south. This property is located on both sides of N County Road.

### Legal Description:

S FR NW1/4 of Section 6 Township 18N Range 10W & S 1/2 NE1/4 of Section 6 & N 1/2 N1/2 SW1/4 NW 1/4 & S side NW1/4 NW1/4 of section 5 Township 18N Range 10W

### Property Description:

This productive farmground is located mainly in Indiana with roughly 18 acres located in Illinois. The woods on this property are native hardwoods with some marketable trees in the timber. This property also has good production for the tillable acreage.

### Farm Data:

Cropland	60.70 acres
Timber	<u>18.74 acres</u>
Total	79.44 acres

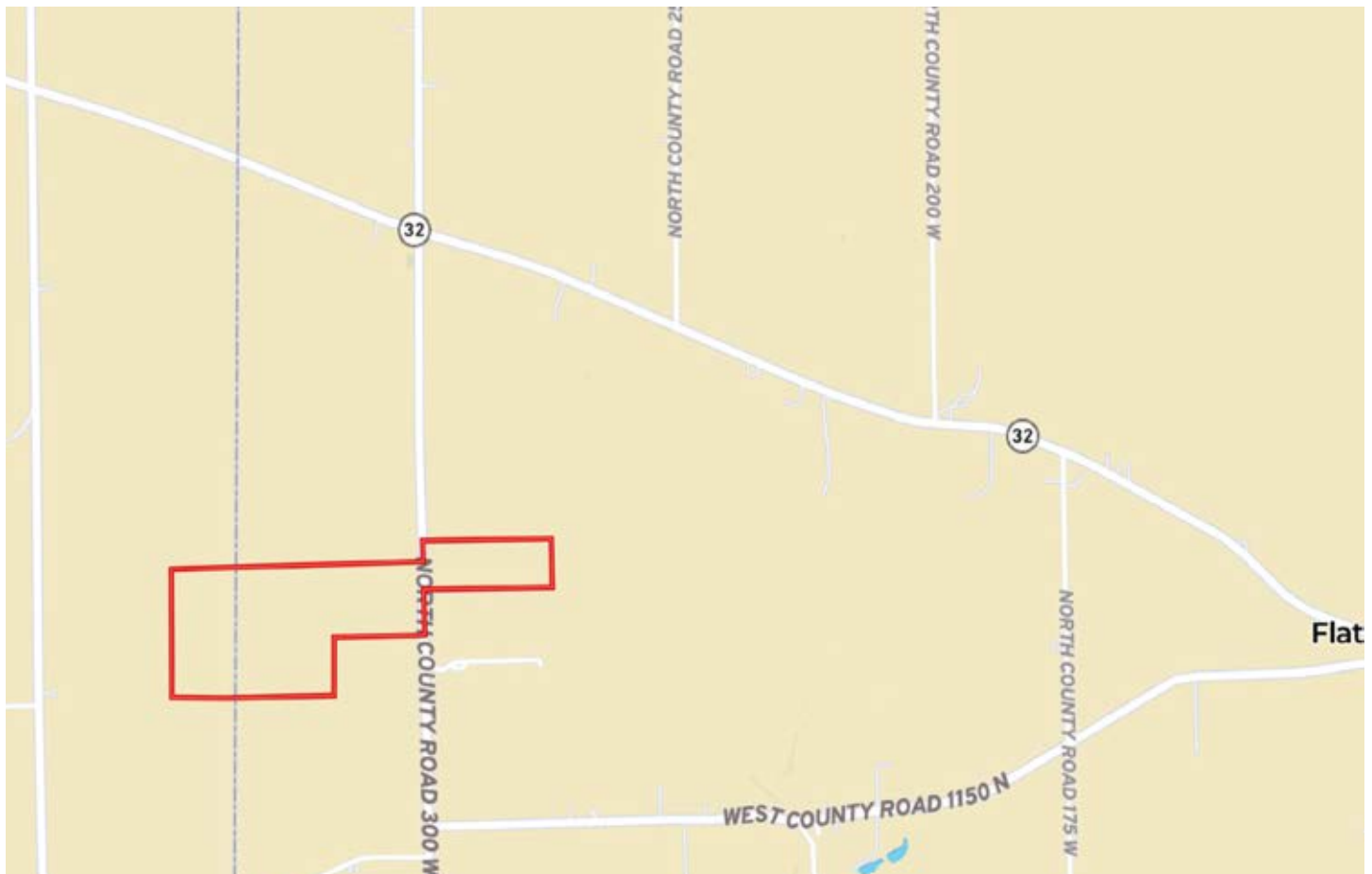
### FSA Information:

	Base	Yield
Corn	28.40 acres	140 bushels
Soybeans	29.40 acres	40 bushels

### Taxes:

• \$2,227.22

## Property Location



**Aerial Map**



**Soils Map**



**Soils Description**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
FcA	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	39.53	49.67	0	82	2w
Ra	Ragsdale silt loam	17.46	21.94	0	84	2w
496A	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	12.8	16.08	0	82	2w
XeB	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	5.19	6.52	0	86	2e
152A	Drummer silty clay loam, 0 to 2 percent slopes	4.24	5.33	0	83	2w
Sh	Shoals silt loam	0.35	0.44	0	86	2w
TOTALS		79.57(*)	100%	-	82.75	2.0



# 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 at closing on December 15, 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 must be in the form of wired funds. All funds will be deposited and held by Allied Title - Danville, Illinois.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Allied Title 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 Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on December 15, 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 Title.

**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.

**Additional Comments:** This property is located in both Illinois and Indiana. There will be a purchase agreement for both states. Separate closings in each state may also be required.

**Seller:** Elsie Marshall Trust

**Auctioneer:** Tucker Wood; License Number: 441.001382

**Online Simultaneous Bidding Procedure:** The online bidding begins on Wednesday, October 25, 2023, at 10:00 AM (Eastern Time). Bidding will be simultaneous with the live auction at 10:00 AM (Eastern Time) on Wednesday, November 1, 2023, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fnccbid.com](http://www.fnccbid.com)

All bids on the tract 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 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.