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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**211.46± Acres, LaSalle County, Illinois**

**Wednesday, December 20, 2023 | 10:00 AM**

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

## Highlights:

- **Class A soils**
- **Offered in three tracts**
- **Great road access, located between Earlville and Leland**
- **Open lease for 2024**



**For additional information, please contact:**

**Ryan Vance, Agent | (217) 372-5612**

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

**Bidding starts | Wednesday, December 13, 2023 at 10:00 AM**

**Bidding closes | Wednesday, December 20, 2023, at close of live event**

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

## Property Information

### Directions to Property:

The farm is located 3.5 miles east of Earlville, Illinois on the north side of Route 34. Tracts 1 and 2 are located on the north side of Route 34 between County Road E17th Road and E18th Road. Tract 3 is located a half mile north of Route 34 on the west side of E17th Road.

### Property Description:

This high quality, 211 acre farm is located between Earlville and Leland and will be offered in 3 tracts by Buyer's Choice. There is a grain bin on Tract #1. The bin measures approximately 30 feet in diameter and is eight rings (32") high with an estimated sidewall height of 21' 4". The bin's total storage capacity is approximately 16,500 bushels.

## Property Location Map



# Tract 1 and 2

## Property Description:

- **Tract 1:** PI (Productivity Index) of 143.5.
- **Tract 2:** PI (Productivity Index) of 141.3.

## Legal Description:

- **Tract 1:** E1/2 SW1/4 Section 13, Except the East 60 feet thereof; Township 36 North, Range 3 East of the 3rd Principal Meridian in Earl Township, La Salle County, Illinois
- **Tract 2:** W1/2 SE1/4 Section 13, and the East 60 feet of the SW1/4 of said Section 13; Township 36 North, Range 3 East of the 3rd Principal Meridian in Earl Township, La Salle County, Illinois

## Improvements:

- **Tract 1:** Grain bin

## 2022 Taxes:

**Tract 1 and 2 Combined:** \$12,021.30

## Farm Data:

### • Tract 1:

Cropland 74.335 acres  
Non-crop 2.82 acres  
Total 77.155 acres

### • Tract 2:

Cropland 82.77 acres  
Non-crop 1.54 acres  
Total 84.31 acres

## FSA Information:

Tracts 1 and 2:	Base	Yield
Corn	77.80 acres	185 bushels
Soybeans	77.65 acres	50 bushels





## Tract 1 and 2 Aerial Map



## Tract 1: Soils map and descriptions

SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
814A	Muscatune-Buckhart silt loams, 0 to 3 percent slopes	32.31	41.96	144	92	1
152A	Drummer silty clay loam, 0 to 2 percent slopes	18.82	24.44	144	83	2w
51A	Muscatune silt loam, 0 to 2 percent slopes	16.13	20.95	147	96	1
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	3.85	5.0	141	92	1
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2.48	3.22	131	75	2e
171B	Catlin silt loam, 2 to 5 percent slopes	2.09	2.71	137	77	2e
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.33	1.73	123	58	3w
TOTALS		77.01(*)	100%	143.5 1	89.1	1.34



## Tract 2: Soils map and descriptions

SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	27.94	33.2	144	83	2w
51A	Muscatune silt loam, 0 to 2 percent slopes	16.58	19.7	147	96	1
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	15.95	18.95	131	75	2e
814A	Muscatune-Buckhart silt loams, 0 to 3 percent slopes	14.79	17.58	144	92	1
67A	Harpster silty clay loam, 0 to 2 percent slopes	4.71	5.6	133	79	2w
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	3.86	4.59	141	92	1
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.32	0.38	123	58	3w
TOTALS		84.15(*)	100%	141.2 9	85.72	1.59

# Tract 3

## Property Description:

PI (Productivity Index) of 132.9

## Legal Description:

The S 50 acres of E1/2 NE1/4 Section 14;  
Township 36 North, Range 3 East of the  
3rd Principal Meridian in Earl Township, La Salle  
County, Illinois

## 2022 Taxes:

\$2,349.60

## Farm Data:

Cropland 48.37 acres  
Non-crop 1.63 acres  
Total 50.00 acres

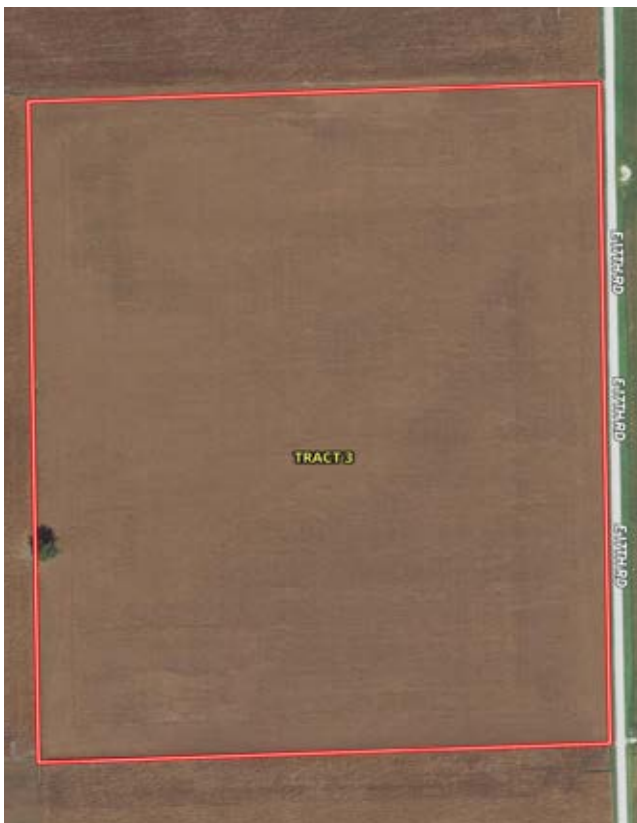
## FSA Information:

	Base	Yield
Corn	23.95 acres	185 bushels
Soybeans	23.90 acres	50 bushels



**Aerial Map**

**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
67A	Harpster silty clay loam, 0 to 2 percent slopes	47.25	97.4	133	79	2w
171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	1.2	2.47	128	72	3e
171B	Catlin silt loam, 2 to 5 percent slopes	0.05	0.1	137	77	2e
TOTALS		48.5(*)	100%	132.85	78.81	2.02

# 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 February 15, 2024 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, cannot accept personal or company checks.** 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 Buyer(s). 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 February 15, 2024 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 three 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:** The Nature Conservancy

**Auctioneer:** Chad Bals **License #:** 441.002676

**Online Simulcast Bidding Procedure:** The online bidding begins on **Wednesday, December 13, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction on Wednesday, December 20, 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](http://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.