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L-2400127



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FOR MORE INFO!



ONLINE AUCTION

83.73± Acres, Wabash County, Illinois

Bidding starts | Wednesday, February 14, 2024, at 8:00 AM

Bidding closes | Friday, February 16, 2024, at 5:00 PM

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

Highlights:

- Excellent road frontage and possible building lots
- Productive cropland
- Oil/gas income



For additional information, please contact:
Steve Lankford, AFM, Agent | (812) 360-0209
SLankford@FarmersNational.com

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Property Information

Directions to Property:

Travel north from Mt. Carmel on Highway 1 (N Cherry Street) for two and one-half miles to N 1550 Boulevard. Turn left (west), and travel one-half mile, then turn right (north) on Park Road (County Road 1100 E). Tract 5 is on the northwest corner of the intersection. Remaining tracts are north one-quarter of a mile on both sides of the County Road.

Legal Description:

83.73 +/- acres, located in Mt. Carmel Township, Wabash County, Illinois. All tracts newly surveyed.

Property Description:

Good mixture of tillable farmland, woods and recreational land, offered in six tracts with abundant road frontage. Potential building and small farm sites. All tracts offered with new survey.

Farm Data:

• Tract 1:	
Cropland	36.870 acres
Non-crop	<u>5.482 acres</u>
Total	42.352 acres
• Tract 2:	
Cropland	5.04 acres
Non-crop	<u>1.19 acres</u>
Total	6.23 acres
• Tract 3:	
Cropland	16.41 acres
Timber	<u>1.00 acres</u>
Total	17.41 acres
• Tract 4:	
Cropland	6.550 acres
Non-crop	1.000 acres
Timber	<u>6.389 acres</u>
Total	13.939 acres
• Tract 5:	
Cropland	1.400 acres
Non-crop	<u>0.012 acres</u>
Total	1.512 acres
• Tract 6:	
Non-crop	<u>2.221 acres</u>
Total	2.221 acres

FSA Information:

• Tracts 1,2,3,4,6:

	<u>Base</u>	<u>Yield</u>
Corn	41.50 acres	98 bushels
Soybeans	0.50 acres	40 bushels
Wheat	26.50 acres	42 bushels

• Tract 5:

	<u>Base</u>	<u>Yield</u>
Corn	1.70 acres	98 bushels
Soybeans	0.30 acres	40 bushels

Taxes (Combined):

- \$2,020.76

Tract 1



Tract 3



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
214C3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	15.73	37.06	78	54	4e
308C3	Alford silt loam, 5 to 10 percent slopes, severely eroded	6.23	14.68	104	69	4e
214B2	Hosmer silt loam, 2 to 5 percent slopes, eroded	5.53	13.03	97	55	2e
164A	Stoy silt loam, 0 to 2 percent slopes	5.24	12.35	109	76	2w
164B	Stoy silt loam, 2 to 5 percent slopes	2.94	6.93	107	77	2w
3331A	Haymond silt loam, 0 to 2 percent slopes, frequently flooded	2.43	5.73	119	82	3w
999D3	Hickory-Alford complex, 7 to 12 percent slopes, severely eroded	2.16	5.09	89	67	4e
307A	Iona silt loam, 0 to 2 percent slopes	1.06	2.5	118	95	1
214B	Hosmer silt loam, 2 to 5 percent slopes	0.59	1.39	103	70	2e
8D	Hickory silt loam, 10 to 18 percent slopes	0.52	1.23	86	79	3e
TOTALS		42.43(*)	100%	94.46	64.45	3.18

Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
134D3	Camden silty clay loam, 7 to 12 percent slopes, severely eroded	3.51	57.54	99	71	4e
3331A	Haymond silt loam, 0 to 2 percent slopes, frequently flooded	1.74	28.52	119	82	3w
164B	Stoy silt loam, 2 to 5 percent slopes	0.83	13.61	107	77	2w
214C3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	0.03	0.49	78	54	4e
TOTALS		6.11(*)	100%	105.85	74.99	3.44

Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
164B	Stoy silt loam, 2 to 5 percent slopes	13.06	75.97	107	77	2w
214C3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	3.7	21.52	78	54	4e
3331A	Haymond silt loam, 0 to 2 percent slopes, frequently flooded	0.43	2.5	119	82	3w
TOTALS		17.19(*)	100%	101.06	72.17	2.46

Tract 4 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
3331A	Haymond silt loam, 0 to 2 percent slopes, frequently flooded	6.43	45.83	119	82	3w
214C3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	6.12	43.62	78	54	4e
164B	Stoy silt loam, 2 to 5 percent slopes	1.48	10.55	107	77	2w
TOTALS		14.03(*)	100%	99.85	69.26	3.33

Tract 5 Soils Map



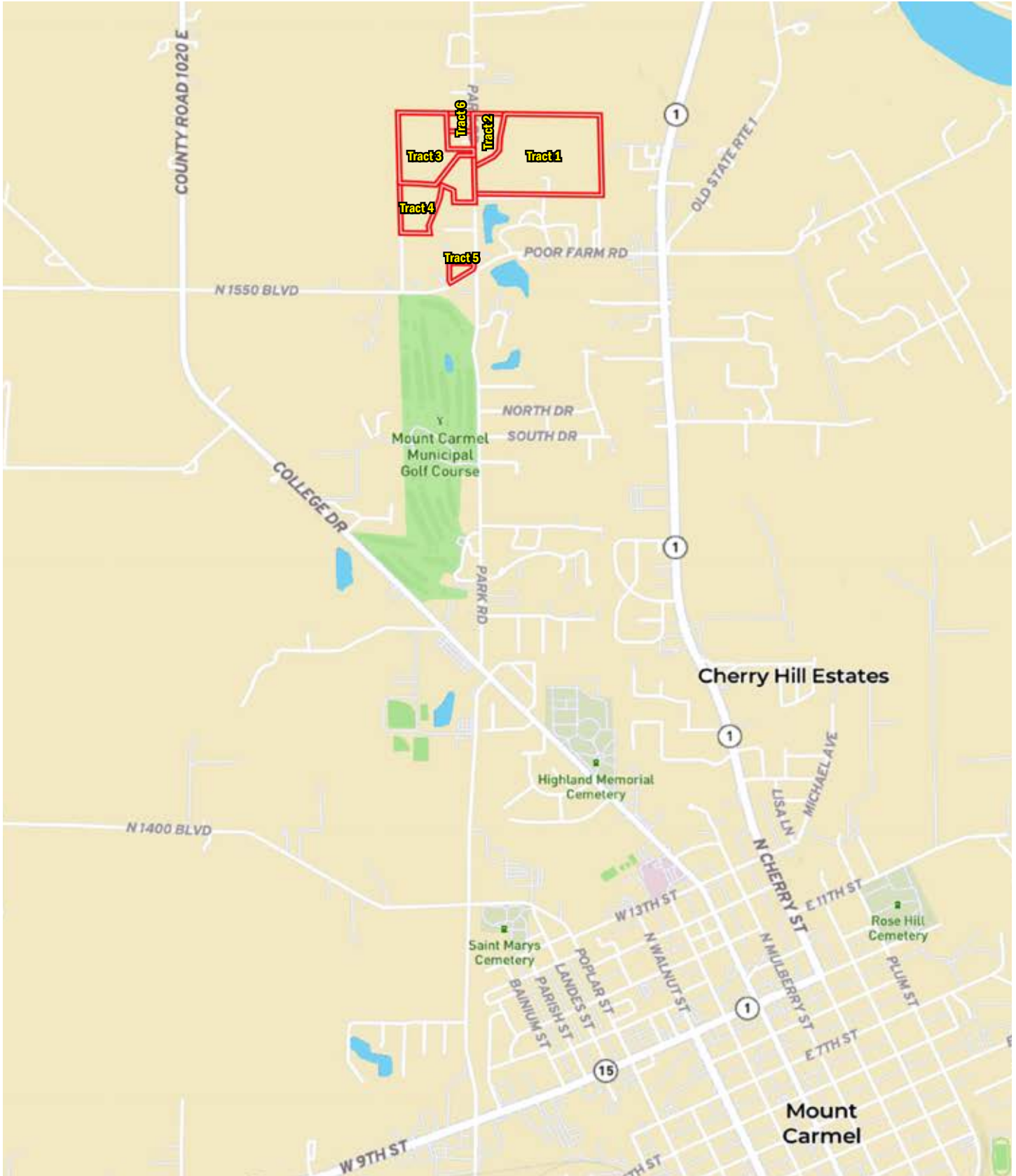
SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
214C3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	0.81	53.64	78	54	4e
164B	Stoy silt loam, 2 to 5 percent slopes	0.7	46.36	107	77	2w
TOTALS		1.51(*)	100%	91.44	64.66	3.07

Tract 6 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
164B	Stoy silt loam, 2 to 5 percent slopes	1.72	79.26	107	77	2w
214C3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	0.28	12.9	78	54	4e
134D3	Camden silty clay loam, 7 to 12 percent slopes, severely eroded	0.18	8.29	99	71	4e
TOTALS		2.18(*)	100%	103.09	73.89	2.42

Property Location



Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock

Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on March 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 cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Hawthorne Title & Abstract, LLC (Carmi, Illinois).

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Hawthorne Title & Abstract, LLC, 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 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 is on March 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 Hawthorne Title & Abstract, LLC.

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 Buyer(s) and Seller will equally pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual acres.

Sale Method: The real estate will be offered in six individual tracts. All bids are open for advancement starting Wednesday, February 14, 2024, at 8:00 AM until Friday, February 16, 2024, at 5:00 PM, subject to the automatic bid extend feature outlined in these

terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Paul C. Newton and Ida Mae Cockrum

Online Bidding Procedure: This online auction begins on Wednesday, February 14, at 8:00 AM. Bidding closes on Friday, February 16, 2024, at 5:00 PM.

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