



**Farmers
National
Company**[™]

www.FarmersNational.com

L-2400252

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

302.82± Acres, Kankakee County, Illinois

Thursday, August 22, 2024 | 10:00 AM

Manteno Sportsmen's Club | 851 N Main Street, Manteno, Illinois

Highlights:

- Kankakee County farmland located near Manteno, Illinois
- High-quality farm with productive soils
- Offered in four tracts; open lease for 2025



For additional information, please contact:

Ryan Vance, Agent | (217) 372-5612

RVance@FarmersNational.com

Bidding starts | Thursday, August 15, 2024, at 10:00 AM
Bidding closes | Thursday, August 22, 2024, at close of live event

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

Property Information

Directions to Property:

- **Tracts 1, 2, 3:** Take 9000 N East out of Manteno. Turn north onto 500 West Road and travel two miles.
- **Tract 4:** Take Maple Street north out of Manteno. This property is located along the east side of the I-57.

Legal Description:

- **Tracts 1, 2, 3:** Section 1, Rockville Twp. Kankakee County.
- **Tract 4:** Section 10, Manteno Twp. Kankakee County.

Property Description:

High-quality tillable farmland located outside of Manteno, Illinois.

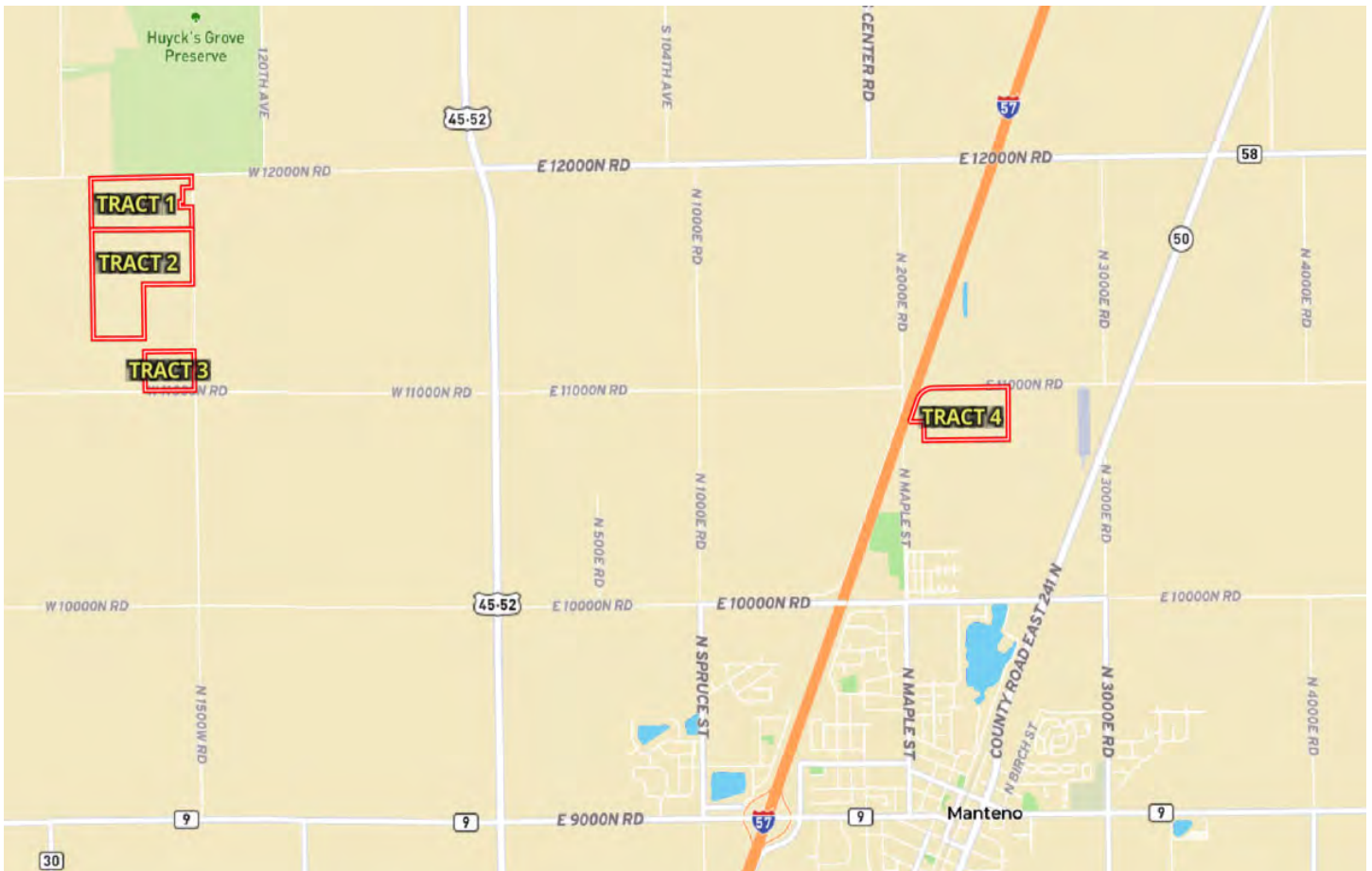
Farm Data:

• Tract 1: Cropland Total	<u>80.75 acres</u> 80.75 acres
• Tract 2: Cropland Total	<u>122.07 acres</u> 122.07 acres
• Tract 3: Cropland Total	<u>30.00 acres</u> 30.00 acres
• Tract 4: Cropland Total	<u>70.00 acres</u> 70.00 acres

Taxes:

- **Tract 1:** \$3,157.70
- **Tract 2:** \$5,472.08
- **Tract 3:** \$1,377.58
- **Tract 4:** \$3,249.52

Property Location



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
146A	Elliott silt loam, 0 to 2 percent slopes	39.97	53.02	125	65	2s
232A	Ashkum silty clay loam, 0 to 2 percent slopes	30.11	39.94	127	66	2w
146B	Elliott silt loam, 2 to 4 percent slopes	4.34	5.76	124	63	2e
594A	Reddick clay loam, 0 to 2 percent slopes	0.57	0.76	126	67	2w
293A	Andres silt loam, 0 to 2 percent slopes	0.39	0.52	135	72	1
TOTALS		75.38(*)	100%	125.8	65.34	1.99

Tract 2 Soil Map



Tract 2 Aerial Photo

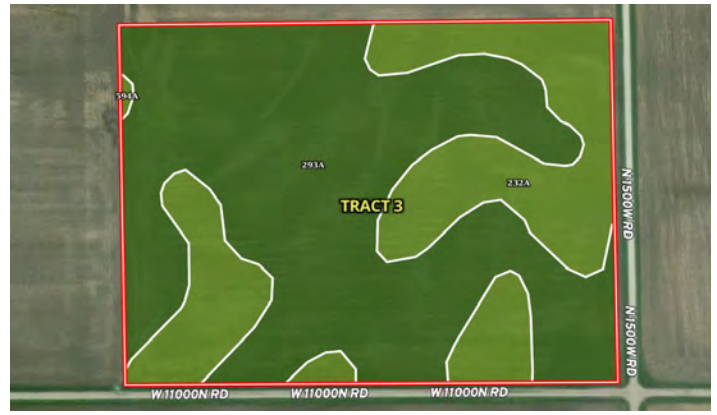


SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
293A	Andres silt loam, 0 to 2 percent slopes	41.1	33.4	135	72	1
594A	Reddick clay loam, 0 to 2 percent slopes	30.63	24.89	126	67	2w
232A	Ashkum silty clay loam, 0 to 2 percent slopes	29.39	23.89	127	66	2w
146A	Elliott silt loam, 0 to 2 percent slopes	21.94	17.83	125	65	2s
TOTALS		123.06(*)	100%	129.09	68.09	1.67

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
293A	Andres silt loam, 0 to 2 percent slopes	19.21	66.89	135	72	1
232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.7	19.85	127	66	2w
594A	Reddick clay loam, 0 to 2 percent slopes	3.81	13.27	126	67	2w
TOTALS		28.72(*)	100%	132.2 2	70.15	1.33

Tract 4 Aerial Photo



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
146A	Elliott silt loam, 0 to 2 percent slopes	29.93	42.85	125	65	2s
293A	Andres silt loam, 0 to 2 percent slopes	22.42	32.1	135	72	1
330A	Peotone silty clay loam, 0 to 2 percent slopes	9.96	14.26	123	58	3w
232A	Ashkum silty clay loam, 0 to 2 percent slopes	6.96	9.96	127	66	2w
594A	Reddick clay loam, 0 to 2 percent slopes	0.58	0.83	126	67	2w
TOTALS		69.85(*)	100%	128.1 3	66.36	1.82

Property Photos



Tract 1



Tract 2



Tract 3



Tract 4



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 2024, payable in 2025, 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 the completion of the 2024 harvest 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 Standard Title Guaranty Company (Kankakee, Illinois).

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

Closing: The sale closing will be on October 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 Standard Title Guaranty Company.

Sale Method: The real estate will be offered in four individual tracts via the Buyer's Choice method. 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: Bruce M. Darr Trust and Alan P. Darr Trust

Auctioneer: Chad Bals (License Number: 441.002676)

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, August 15, 2024, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, August 22, 2024, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnctbid.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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.