



Farmers
National
Company™

www.FarmersNational.com

L-2400292

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

245.95± Acres, Kankakee County, Illinois

Wednesday, September 4, 2024 | 10:00 AM

First United Methodist Church - Memorial Hall | 111 W. 4th St., Momence, Illinois

Highlights:

- Three tracts of tillable acres located outside of Grant Park, Illinois
- Open lease for 2025
- Great opportunity for farmers and investors



For additional information, please contact:

Ryan Vance, Agent | (217) 372-5612

RVance@FarmersNational.com

Bidding starts | Wednesday, August 28, 2024, at 8:00 AM

Bidding closes | Wednesday, September 4, 2024, at close of live event

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

Property Information

Directions to Property:

Tracts 1 and 2: Located on 6500N, one mile southeast of Grant Park.

Tract 3: Located just east of Grant Park along Route 17 and 14500 East.

Legal Description:

Tract 1: Located in Section 33 Yellowhead Twp.

Tract 2: Located in Section 33 Yellowhead Twp.

Tract 3: Located in Section 27 Yellowhead Twp.

Property Description:

This is a well taken care of farm located just outside of Grant Park, Illinois. The offering consists of three tracts all with great road access and an open lease for the 2025 crop year.

Taxes:

Tract 1: \$2,234.56

Tract 2: \$1,625.70

Tract 3: \$2,794.02

CRP Information:

Tract 3 - 4.8 acres

Tract 1:

Cropland	70.84 acres
Non Crop	8.70 acres
Total	79.54 acres

Tract 2:

Cropland	61.59 acres
Non Crop	5.84 acres
Total	67.43 acres

Tract 3:

Cropland	91.96 acres
Non Crop	2.22 acres
Other	4.80 acres
Total	98.98 acres

*Total acres for each tract are based on surveyed acres, the breakdown for each is estimated from FSA data

FSA Information:

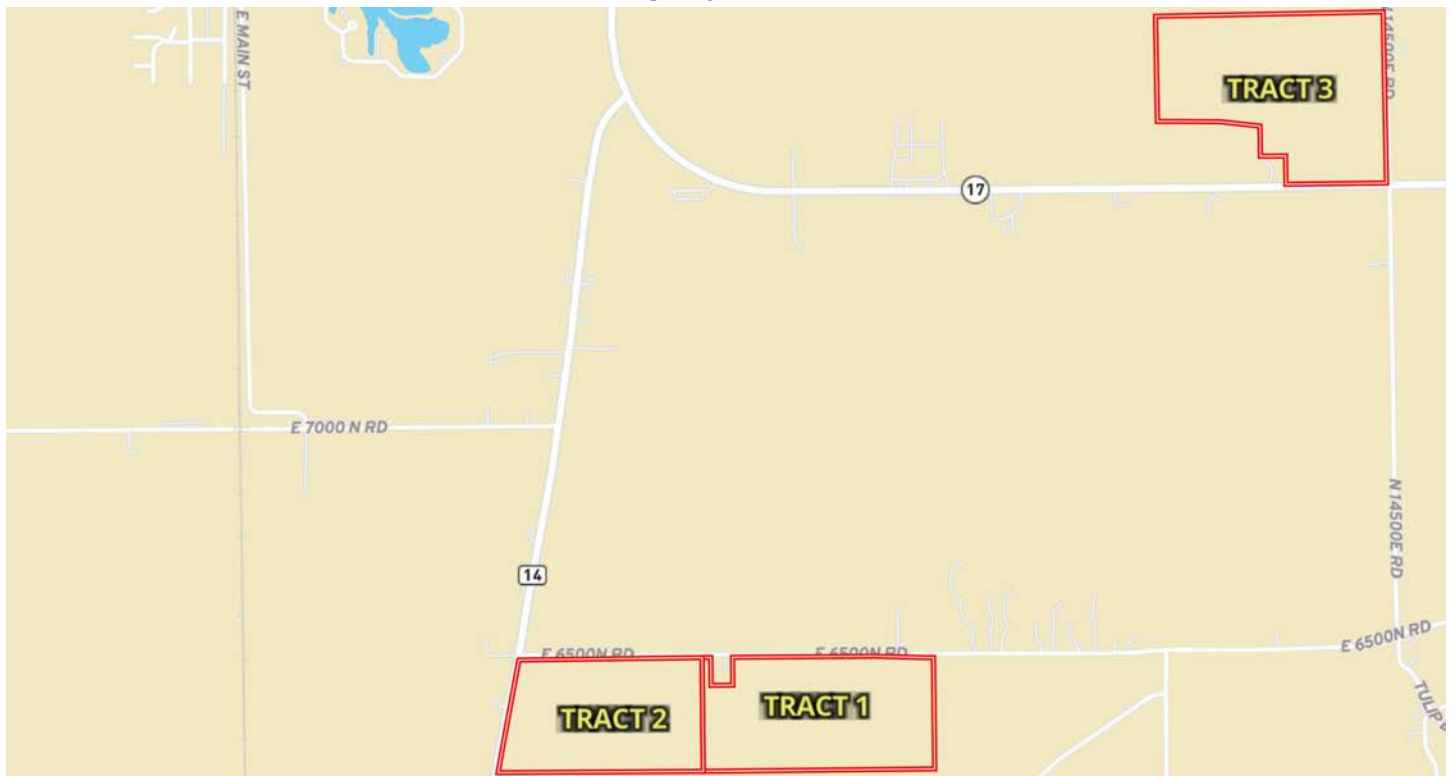
Tracts 1 and 2:

	Base	Yield
Corn	83.6 acres	157 bushels
Soybeans	31.7 acres	45 bushels

Tract 3:

	Base	Yield
Corn	26.95 acres	157 bushels
Soybeans	26.40 acres	45 bushels

Property Location



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
188A	Beardstown silt loam, 0 to 2 percent slopes	20.47	26.38	114	87	2w
440B	Jasper loam, 2 to 5 percent slopes	17.55	22.62	129	78	2e
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	15.49	19.96	139	63	3w
330A	Peotone silty clay loam, 0 to 2 percent slopes	9.84	12.68	123	63	3w
530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	7.04	9.07	93	41	4e
298B	Beecher silt loam, 2 to 4 percent slopes	2.91	3.75	113	67	2e
570C2	Martinsville loam, 4 to 6 percent slopes, eroded	2.14	2.76	107	80	2e
440A	Jasper loam, 0 to 2 percent slopes	1.78	2.29	130	76	1
530F	Ozaukee silt loam, 20 to 30 percent slopes	0.38	0.49	83	16	6e
TOTALS		77.6(*)	100%	121.6	71.41	2.5



Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	34.32	51.52	113	57	3e
531B	Markham silt loam, 2 to 4 percent slopes	14.07	21.12	119	64	2e
188A	Beardstown silt loam, 0 to 2 percent slopes	8.63	12.96	114	87	2w
298B	Beecher silt loam, 2 to 4 percent slopes	3.71	5.57	113	67	2e
530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	3.2	4.8	95	47	3e
530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	2.21	3.32	93	41	4e
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.47	0.71	123	63	3w
TOTALS		66.61(*)	100%	112.9 4	61.95	2.64



Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	26.34	27.44	113	57	3e
298A	Beecher silt loam, 0 to 2 percent slopes	18.39	19.16	114	67	2w
298B	Beecher silt loam, 2 to 4 percent slopes	10.47	10.91	113	67	2e
740A	Darroch silt loam, 0 to 2 percent slopes	10.46	10.9	129	76	1
294B	Symerton silt loam, 2 to 5 percent slopes	9.67	10.07	130	71	2e
779B	Chelsea loamy fine sand, 1 to 6 percent slopes	6.74	7.02	76	47	4s
440B	Jasper loam, 2 to 5 percent slopes	5.8	6.04	129	78	2e
530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	4.94	5.15	95	47	3e
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	3	3.13	139	63	3w
530F	Ozaukee silt loam, 20 to 30 percent slopes	0.1	0.1	83	16	6e
223B	Varna silt loam, 2 to 4 percent slopes	0.08	0.08	115	73	2e
232A	Ashkum silty clay loam, 0 to 2 percent slopes	0.02	0.02	127	66	2w
TOTALS		96.01(*)	100%	114.89	63.7	2.39



Simulcast Auction Terms

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 closing on November 15, 2024 or such other date agreed to by 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 the closing agent.

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 November 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 three individual tracts via Buyer's Choice method. This method of sale allows the highest bidder to choose any or all tracts, or any combination of tracts. After the highest bidder has made their selection, a new round of bidding will begin. The highest bidder of that round will make their selection. This process continues until all tracts are sold. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from 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: LWL Properties, LLC

Auctioneer: Chad Bals (License Number: 441.002676)

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, August 28, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, September 4, 2024, with bidding concluding at the end of the live auction.

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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.