



**Farmers  
National  
Company**

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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**156.97± Acres, Iroquois County, Illinois**

**Wednesday, September 18, 2024 | 6:30 PM**

**Iroquois County Community Unit 9, District Office | 1411 West Lafayette Street, Watseka, Illinois 60970**

## Highlights:

- Close to grain markets
- Open Lease for 2025
- Possession available after harvest



**For additional information, please contact:**

**Patrick Gooding, AFM/Agent**  
**(217) 607-0118 or (217) 369-6335**  
**[PGooding@FarmersNational.com](mailto:PGooding@FarmersNational.com)**

**Bidding starts | Monday, September 16, 2024, at 8:00 AM**  
**Bidding ends | Wednesday, September 18, 2024, at close of live event**

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

## Property Information

**Directions to Properties:** From Crescent City, Illinois, travel four miles North on State Route 49. Turn East on County Road 2200N and travel 1/2 mile and the farm will be on the South side of the road.

**Legal Description:** NE 1/4 of Section 17, T27N-R13W, except for 3.03 building site

**Property Description:** Productive Iroquois County farmland, with CRP filter strips along the ditch and a small grove of trees on the south end of the property.

**CRP Information:** 3.9 CRP acres, with an annual payment of \$814.00. Expires on September 30, 2024.

### FSA Information:

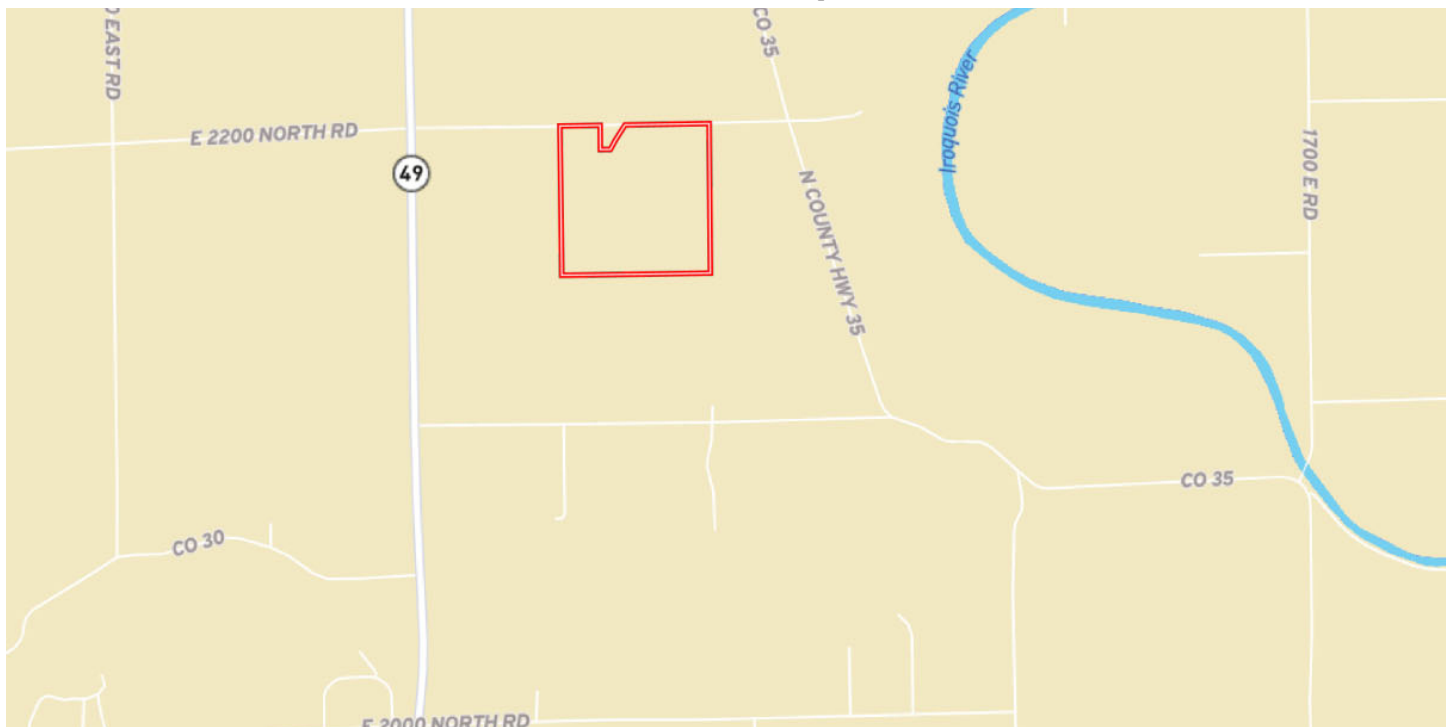
	Base	Yield
Corn	76.45 acres	133 bushels
Soybeans	76.45 acres	42 bushels

**2023 Taxes:** \$4,187.68

## Aerial Map



## Location Map





# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
230A	Rowe silty clay loam, 0 to 2 percent slopes	112.77	70.76	118	52	3w
229A	Monee silty clay loam, 0 to 2 percent slopes	20.78	13.04	98	57	3w
295A	Mokena silt loam, 0 to 2 percent slopes	16.38	10.28	126	66	2s
91A	Swygert silty clay loam, 0 to 2 percent slopes	8.66	5.43	118	63	2w
238A	Rantoul silty clay, 0 to 2 percent slopes	0.79	0.5	109	39	3w
TOTALS		159.38(*)	100%	116.18	54.63	2.84





# 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 closing on November 1, 2024, or such other date agreed to by the parties. Subject to harvest of current soybean crop.

**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 Iroquois 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 Iroquois 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 Seller. The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on November 1, 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 Iroquois Title Company.

**Sale Method:** The real estate will be offered as a total unit. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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:** Paarlberg Grandchildren's Trust c/o Providence Bank and Trust

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

**Online Simulcast Bidding Procedure:** The online bidding begins on Monday, September 16, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, September 18, 2024, at 6:30 PM, with bidding concluding at the end of the live auction.

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.

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

**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.

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