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ONLINE AUCTION

238± Acres, Washington County, Illinois

Bidding starts | Monday, November 11, 2024 at 8:00 AM

Bidding closes | Tuesday, November 12, 2024 at 2:00 PM

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

Highlights:

- **Productive, mostly tillable farm**
- **Creek with water and cover for wildlife**
- **Easy access from county roads on both east and west sides**



For additional information, please contact:
Bret Cude, AFM/Agent | (618) 407-5399
BCude@FarmersNational.com

Property Information

Directions to Property: Go west of Nashville 1.5 miles on Route 15 to County Road 27. Go North one mile to southwest corner of the property. From east: Go two miles north of Nashville to Mockingbird Road. Go west 1.5 miles to North Grand. Go south .5 miles to northeast corner of property.

Legal Description: most of the W 3/4 of S/2 section 11 T2S R3W

Property Description: Good productive farm with excellent access from all sides. Mostly large, open fields, with a creek on the east 1/3, providing cover and water for wildlife.

Farm Data:

Cropland	228.09 acres
Non-crop	9.91 acres
Total	238.00 acres

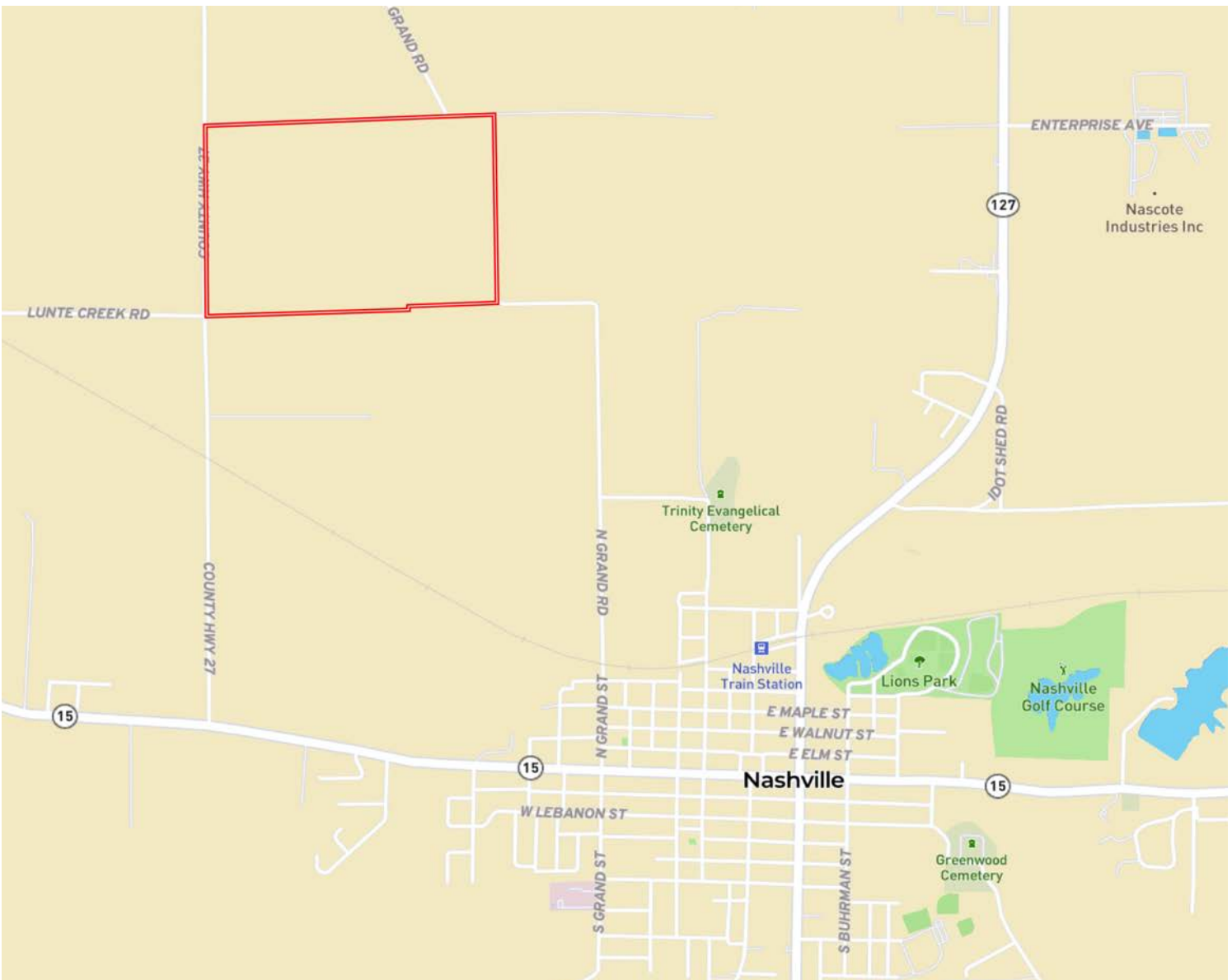
FSA Information:

	Base	Yield
Corn (ARC)	54.43 acres	133 bushels
Wheat (PLC)	55.03 acres	77 bushels
Grain Sorghum (ARC)	160.14 acres	34 bushels

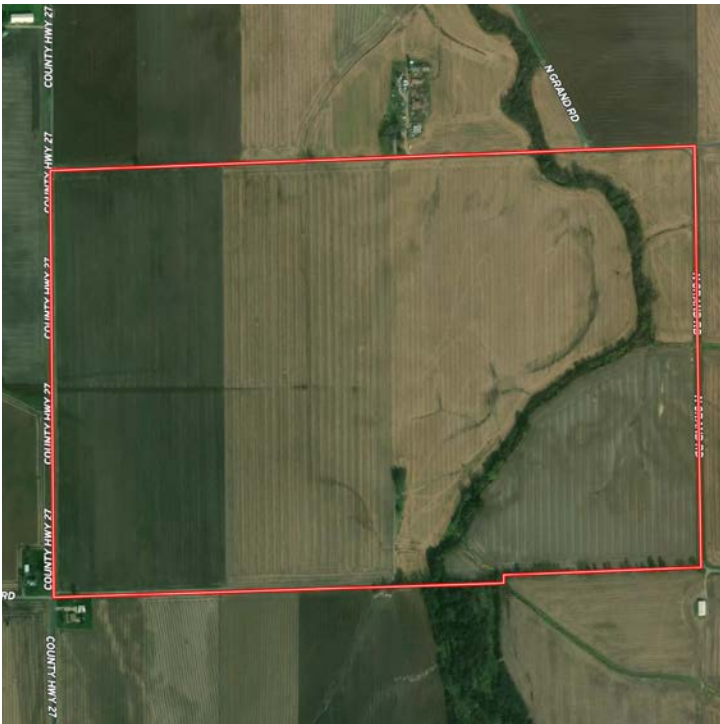
2023 Taxes due in 2024:

Parcel #	Acres	Price
10-12-11-300-001	80	\$2,178.76
10-12-11-300-002	80	\$2,159.74
10-12-11-400-001	78	\$2,205.84
Total		\$6,544.34

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
882A	Oconee-Darmstadt-Coulterville silt loams, 0 to 2 percent slopes	81.97	34.34	107	73	2w
993A	Cowden-Piasa silt loams, 0 to 2 percent slopes	50.3	21.07	111	74	2w
880B2	Darmstadt-Coulterville silt loams, 2 to 5 percent slopes, eroded	47.51	19.9	94	60	3e
3415wA	Orion silt loam, warm mesic, 0 to 2 percent slopes, frequently flooded	34.48	14.44	131	83	3w
113A	Oconee silt loam, 0 to 2 percent slopes	14.01	5.87	119	83	2w
120A	Huey silt loam, 0 to 2 percent slopes	6.31	2.64	89	57	3w
5C3	Blair silty clay loam, 5 to 10 percent slopes, severely eroded	2.95	1.24	77	73	4e
477B	Winfield silt loam, 2 to 5 percent slopes	0.67	0.28	117	85	2e
50A	Virden silt loam, 0 to 2 percent slopes	0.48	0.2	138	82	2w
TOTALS		238.6 8(*)	100%	108.6 6	72.28	2.39



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: Taxes for 2023 due in 2024 to be paid by seller. 2024 taxes due in 2025 will be credited at closing.

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 December 27, 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 Washington County Abstract and Title Co.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Washington County Abstract and Title Co. 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 is on December 27, 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 Washington County Title Abstract and Title Co.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Monday, November 11, 2024, at 8:00 AM until Tuesday, November 12, 2024, at 2:00 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: BlueJay Properties, LLC

Online Bidding Procedure: This online auction begins on Monday, November 11, 2024, at 8:00 AM. Bidding closes on Tuesday, November 12, 2024, at 2:00 PM.

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