

**Farmers
National
Company™**

www.FarmersNational.com

L-2400517

**SCAN THE QR CODE
FOR DRONE VIDEO!**



PROPERTY SHOWING!

September 3, 2025 | 10:00 - 12:00 PM CST
5322 Wood River Road, Claremont, IL 62421

LAND AUCTION

SIMULCAST LIVE AND ONLINE

217.73± Acres, Richland County, Illinois

Wednesday, September 10, 2025 | 10:00 AM CST

Best Western Plus Parkside Inn Event Center | 367 NW Street, IL. Rte 130 North, Olney, Illinois 62450

Highlights:

- **Located Near Major Grain Terminal**
- **Offered in Three Tracts by Buyer's Choice**
- **Lease Free for 2026**



For additional information, please contact:

Dave Kelsey, Broker | (618) 838-7451

DKelsey@FarmersNational.com

Bidding starts | Wednesday, September 3, 2025 at 10:00 AM CST
Bidding closes | Wednesday, September 10, 2025 at end of live event

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

Property Information

Directions to Property: 5322 Wood River Road, Claremont, Illinois 62421. From Illinois Route 50 and Claremont exit take Claremont Road north one mile to Seven Hills Lane then East .25 miles to Wood River Road, then left on Wood River Road 1.5 miles to farm and tract 2 (follow signs).

Legal Description:

Tract 1 contains 50 +- acres and is located in the SE 1/4 of Section 22.

Tract 2 contains 113+- acres and is located mainly in the SW 1/4 of Section 22.

Tract 3 contains 54.73 +- acres and is located in Section 16. All tracts are in TWP 4N- R14W German Twp., Richland County Illinois.

Property Description: This is a rare opportunity to invest in high quality German Township farmland. This easy access and well maintained farm is located just off Illinois Route 50 east of Olney and north of Claremont, Illinois. Tracts are level to moderately rolling. Corn and soybean yields are exceptional for the area.

Improvements: ALL IMPROVEMENTS ARE BEING OFFERED IN AS-IS CONDITION.

Tract 2 has a vacant 4BR house with basement and Lp-Gas hot water heat. Also included is a non operating dairy farmstead with buildings.

30x50 block yard shed with concrete floor in fair condition.

55x55 machine shed in fair condition.

60x60 milking barn and 3-stanchion pipe line parlor in fair condition with concrete floors.

60x120 loafing shed with 24x80 silo and covered concrete 50x20x10 manure pit in fair condition with partial concrete floors.

2025 Taxes:

Tract 1: \$972.46

Tract 2: \$2,446.66

Tract 3: \$886.16

CRP Information:

Tract 2: 3.11 CRP acres of an annual payment of \$547.00, expires in October 2025.

Tract 3: 4.00 CRP acres of an annual payment of \$684.00, expires in October 2025.

Farm Data:

Tract 1:

Cropland	48.0 acres
Non-crop	2.0 acres
Total	50.0 acres

Tract 2:

Cropland	90.4 acres
CRP	3.1 acres
Timber	16.5 acres
Buildings	3.0 acres
Total	113.0 acres

Tract 3:

Cropland	38.0 acres
CRP	4.0 acres
Timber	12.73 acres
Total	54.73 acres

FSA Information:

Tracts 1 and 2:

	Base	Yield
Corn	71.39 acres	147 bushels
Soybeans	76.34 acres	44 bushels

*If tracts 1 & 2 sell separately, base acres and yields will be reconstituted solely at the discretion of the Farm Service Agency.

Tract 3:

	Base	Yield
Corn	14.61 acres	147 bushels
Soybeans	25.91 acres	44 bushels

Aerial Map



Tract 1

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
13B	Bluford silt loam, 2 to 5 percent slopes	13.87	26.33	100	65	2e
12A	Wynoose silt loam, 0 to 2 percent slopes	11.26	21.37	97	68	3w
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	8.78	16.67	96	50	2e
2A	Cisne silt loam, 0 to 2 percent slopes	7.53	14.29	109	79	3w
3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	5.35	10.16	105	67	3w
14B2	Ava silt loam, 2 to 5 percent slopes, eroded	3.84	7.29	93	50	3s
652C2	Passport silt loam, 5 to 10 percent slopes, eroded	2.06	3.91	89	72	3e
TOTALS		52.69(*)	100%	99.56	64.54	2.57

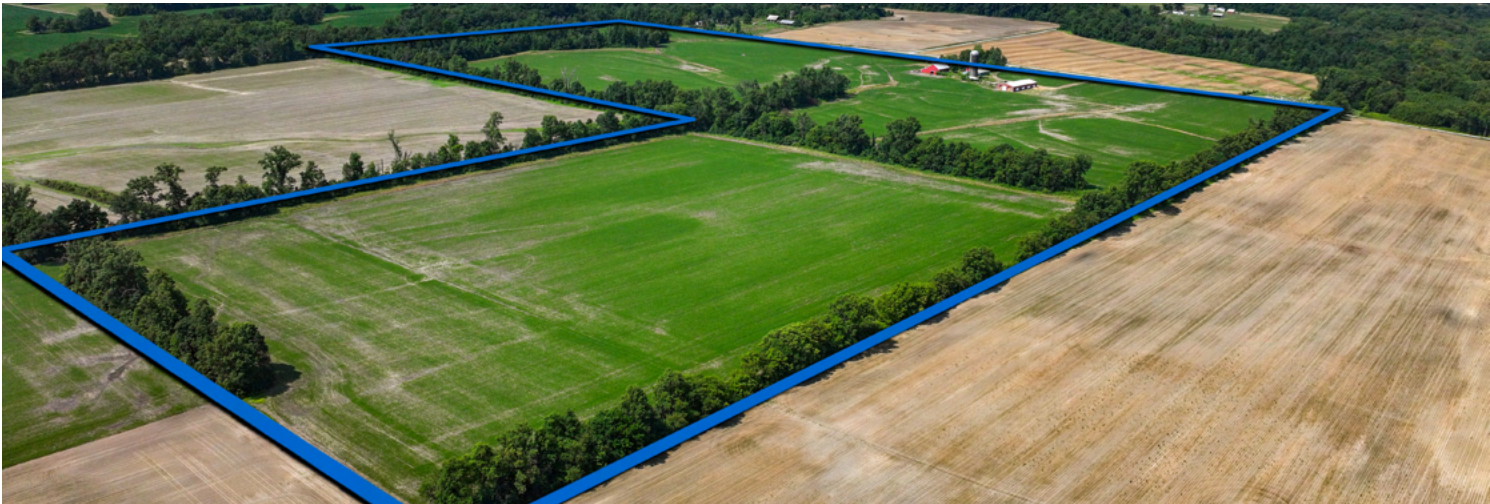


Tract 2

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
12A	Wynoose silt loam, 0 to 2 percent slopes	44.22	37.55	97	68	3w
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	38.83	32.98	96	50	2e
13B	Bluford silt loam, 2 to 5 percent slopes	12.2	10.36	100	65	2e
652C2	Passport silt loam, 5 to 10 percent slopes, eroded	9.92	8.42	89	72	3e
14B	Ava silt loam, 2 to 5 percent slopes	4.8	4.08	99	65	2e
14C2	Ava silt loam, 5 to 10 percent slopes, eroded	4.47	3.8	89	54	3e
3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	3.3	2.8	105	67	3w
TOTALS		117.74(*)	100%	96.3	61.4	2.53



Tract 3

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
13B	Bluford silt loam, 2 to 5 percent slopes	17.38	30.22	100	65	2e
13A	Bluford silt loam, 0 to 2 percent slopes	13.57	23.59	101	66	2w
12A	Wynoose silt loam, 0 to 2 percent slopes	9.37	16.29	97	68	3w
14C2	Ava silt loam, 5 to 10 percent slopes, eroded	8.59	14.93	89	54	3e
8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	3.39	5.89	82	75	3e
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	3.37	5.86	96	50	2e
652C2	Passport silt loam, 5 to 10 percent slopes, eroded	1.61	2.8	89	72	3e
14B	Ava silt loam, 2 to 5 percent slopes	0.25	0.43	99	65	2e
TOTALS		57.53(*)	100%	96.51	64.0	2.4



Simulcast Auction Terms

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

Taxes: Real estate taxes will be prorated to closing. 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 October 22, 2025 or such other date agreed to by the parties. Subject to current lease.

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 Land Title and Trust Co., Lawrenceville, Illinois, 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 Land Title and Trust Co. Lawrenceville, Illinois 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 Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on October 22, 2025, 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 Land Title and Trust Co. Lawrenceville, Illinois.

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.

Auction Sales: The real estate will be offered in three individual tracts via the Buyer's Choice method. This method of sale allows the highest bidder to choose any or all 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: Sager Family

Auctioneer: Chad Bals #441.002676

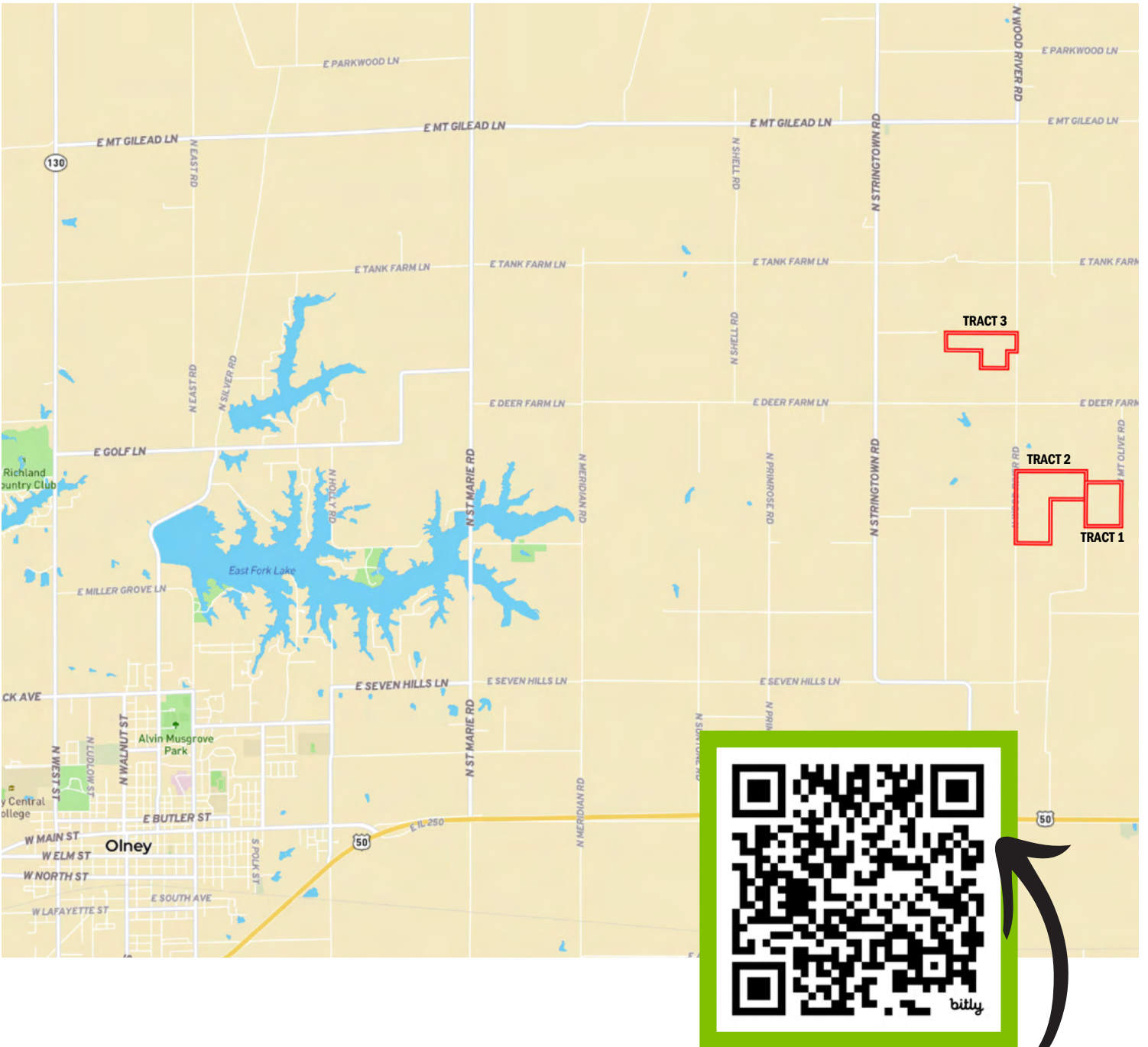
Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, September 3 at 10:00 AM CST. Bidding will be simultaneous with the live auction at 10:00 AM CST, on Wednesday, September 10, 2025 with bidding concluding at the end of the live auction.

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.

Location Map



Scan the QR code to view a drone video of this property!



www.FarmersNational.com

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