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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**94.72± Acres, Champaign County, Illinois**

Wednesday, October 30, 2024 | 10:00 AM

Champaign County Farm Bureau | 801 North Country Fair Drive, Champaign, Illinois 61821

## Highlights:

- Rare investment opportunity on Route 150 and Staley Road
- Open lease for 2025 crop year
- Prime land located between Champaign and Mahomet



For additional information, please contact:  
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**Bidding starts | Wednesday, October 16, 2024 at 8:00 AM**  
**Bidding closes | Wednesday, October 30, 2024 at end of live event**

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

## Property Information

**Directions to Property:** The farm is located at the intersection of Route 150 and North Staley Road outside of Champaign, Illinois.

**Legal Description:** Section 29, Township 20 North, Range 8 East in Hensley Township, Champaign County, Illinois (PIN #12-14-29-200-003)

**Property Description:** A great farm and development opportunity located between Champaign and Mahomet, Illinois. The farm is in the Fountain Head Drainage District.

**Improvements:** Located in Fountain Head Drainage District

### Farm Data:

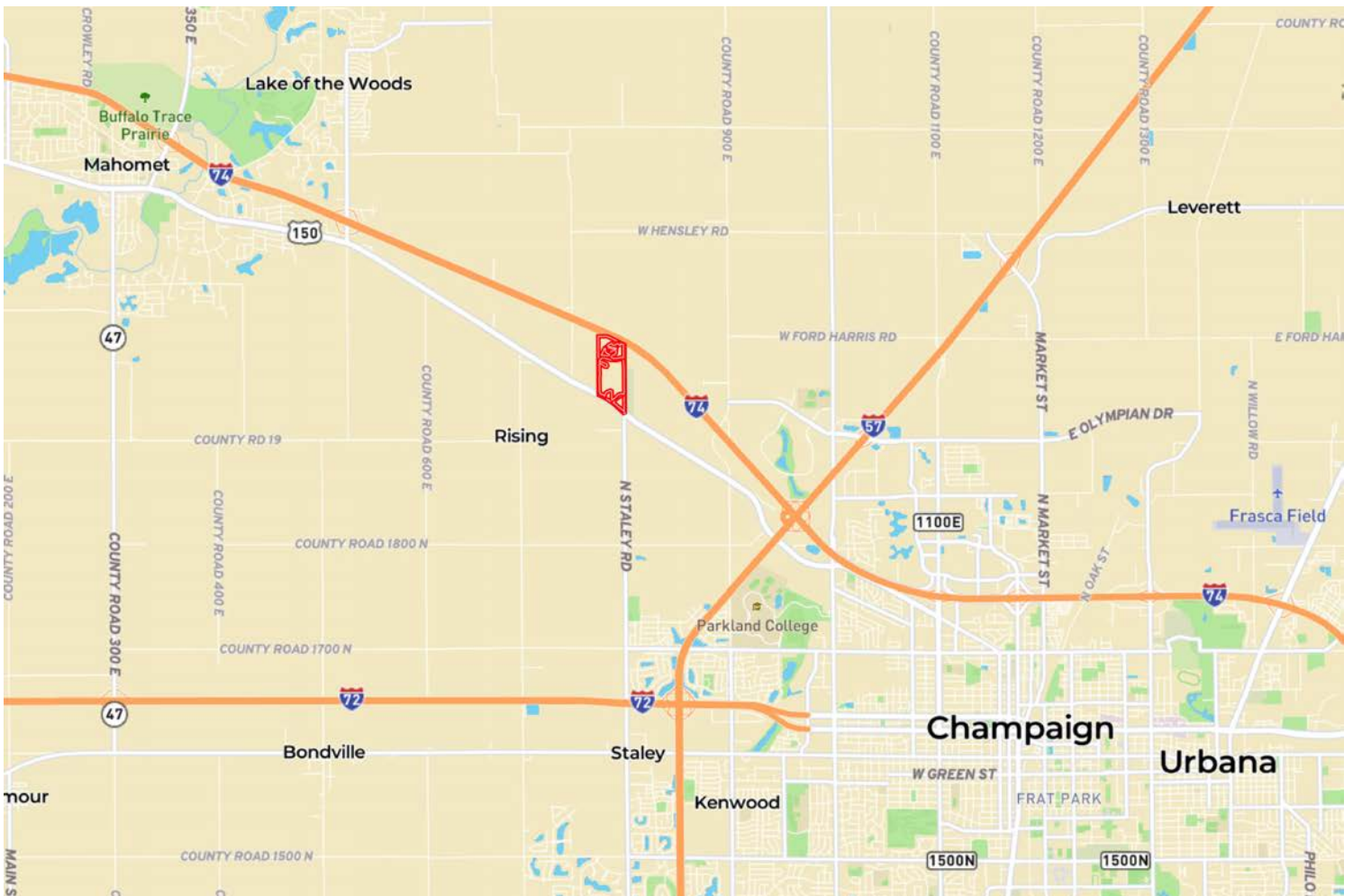
Cropland	69.17 acres
Other	25.55 acres
Total	94.72 acres

### FSA Information:

	Base
Wheat	39.5 acres
Oats	4.5 acres
Corn	26.8 acres
Soybeans	16.6 acres

**Taxes:** \$3,054.24

## Location Map





**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	26.37	39.34	112	59	3e
622B	Wyanet silt loam, 2 to 5 percent slopes	22.13	33.02	118	69	2e
154A	Flanagan silt loam, 0 to 2 percent slopes	7.07	10.55	144	90	1
152A	Drummer silty clay loam, 0 to 2 percent slopes	4.56	6.8	144	83	2w
171B	Catlin silt loam, 2 to 5 percent slopes	4.4	6.56	137	77	2e
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	2.51	3.74	134	87	1
TOTALS		67.04(* *)	100%	122.0 1	69.44	2.25



# 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 December 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 in the form of wired funds. All funds will be deposited and held by Chicago Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Chicago Title 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 December 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 Chicago Title.

**Sale Method:** The real estate will be offered in one individual tract. 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 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:** Mary Frances Morris, James M. Morris, and Abbie Ellen Morris

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

**Online Simultaneous Bidding Procedure:** The online bidding begins on Wednesday, October 16, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, October 30, 2024, with bidding concluding at the end of the live auction.

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

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