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LAND AUCTION

SIMULCAST LIVE AND ONLINE

97.7± Acres, Wabash County, Illinois

Wednesday, January 15, 2025 | 10:00 AM

Mt Carmel Elks Lodge # 715 | 212 W 5th Street, Mt Carmel, Illinois

Highlights:

- **Productive crop acreage**
- **CRP income and two producing oil wells on tract 2**
- **Hunting and recreational opportunities**



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

Bidding starts | Wednesday, January 8, 2025, at 9:00 AM

Bidding closes | Wednesday, January 15, 2025, at the end of the live auction.

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

Property Information

Directions to Property:

Go five miles west of Mt Carmel, Illinois, on Illinois 15 to N 1300 Boulevard. Turn north onto County Road 500 E. Tract 1 lies on the southeast corner of the intersection of County Road 500 E and N 1300 Boulevard. Tract 2 is on the northeast corner of County Road 500 E and N 1300 Boulevard. To tract 3, go west of tracts 1 and 2 on N 1300 Boulevard one mile to County Road 6. Go north two and one-half miles. Tract 3 is on west side of County Road 6.

Legal Description:

- **Tract 1:** 40 acres NW1/4 NW1/4 Sec 29 T1S R13W
- **Tract 2:** 40 acres SW1/4 SW1/4 Sec 20
- **Tract 3:** N1/2 NE1/4 Sec 12 : T1S R 14W

Property Description:

- **Tract 1:** Tillable acreage and recreational ground with lots of access.
- **Tract 2:** Tillable acreage with CRP and two producing oil wells, as well as recreational ground with lots of access.
- **Tract 3:** Tillable ground along the road with a ditch along the south line.

Farm Data:

- **Tract 1:**
Cropland 30.43 acres
Non-crop 9.57 acres
Total 40.00 acres
- **Tract 2:**
Cropland 13.30 acres
Non-crop 8.14 acres
CRP 18.56 acres
Total 40.00 acres
- **Tract 3:**
Cropland 15.93 acres
Non-crop 1.77 acres
Total 17.70 acres

Taxes:

- **Tract 1:** \$351.78
- **Tract 2:** \$531.74
- **Tract 3:** \$469.68

FSA Information:

• Tracts 1 & 2:

	<u>Base</u>	<u>Yield</u>
Corn	47.60 acres	115 bushels
Soybeans	6.80 acres	40 bushels

• Tract 3:

	<u>Base</u>	<u>Yield</u>
Corn	11.80 acres	115 bushels
Soybeans	7.70 acres	40 bushels

CRP Information:

- **Tract 2:** 1.9 acres, due to expire September 2030. Annual payment of \$190.00
- **Tract 2:** 16.66 acres, due to expire September 2030. Annual payment of \$1,666.00

Property Location



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
214C2	Hosmer silt loam, 5 to 10 percent slopes, eroded	22.09	52.62	95	60	3e
164B2	Stoy silt loam, 2 to 5 percent slopes, eroded	11.5	27.39	102	68	2w
3382A	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	3.05	7.27	117	67	3w
164B	Stoy silt loam, 2 to 5 percent slopes	2.25	5.36	107	77	2w
214B	Hosmer silt loam, 2 to 5 percent slopes	2.07	4.93	103	70	2e
164A	Stoy silt loam, 0 to 2 percent slopes	0.78	1.86	109	76	2w
164C2	Stoy silt loam, 5 to 10 percent slopes, eroded	0.14	0.33	101	68	2w
214C	Hosmer silt loam, 5 to 10 percent slopes	0.1	0.24	101	70	3e
TOTALS		41.98(*)	100%	99.85	64.45	2.6

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
214B	Hosmer silt loam, 2 to 5 percent slopes	15.32	36.59	103	70	2e
214C2	Hosmer silt loam, 5 to 10 percent slopes, eroded	14.1	33.68	95	60	3e
8D3	Hickory clay loam, 10 to 18 percent slopes, severely eroded	7.93	18.94	73	65	4e
164B	Stoy silt loam, 2 to 5 percent slopes	3.86	9.22	107	77	2w
214E3	Hosmer silty clay loam, 12 to 18 percent slopes, severely eroded	0.65	1.55	69	56	6e
TOTALS		41.86(*)	100%	94.44	66.1	2.78

Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
3070A	Beaucoup silty clay loam, 0 to 2 percent slopes, frequently flooded	16.26	100	132	92	3w
TOTALS		16.26(*)	100%	132.0	92.0	3

Tract 2



Tract 3



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 February 28, 2025, 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 Southern Illinois Title Co. (209 E Main Street, Carmi, Illinois; 618-382-2623).

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Southern Illinois Title Co. the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on February 28, 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 Southern Illinois Title Co.

Sale Method: The real estate will be offered in three tracts and sold via the buyer's choice method. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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: Anthony Keeps Trust

Auctioneer: Chad Bals (441.002676)

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, January 8, 2025, at 9:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, January 15, 2025, with bidding concluding at the end of the live auction.

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

All bids on the tract(s) 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.