

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

640± Acres, Champaign County, Illinois

Wednesday, January 22, 2025 | 10:00 AM

I Hotel and Conference Center | 1900 South First Street, Champaign, Illinois

Highlights:

- Entire section - Champaign County, Illinois
- Strong yield history
- Partially tiled



For additional information, please contact:

Jim Ferguson, Agent

(309) 740-1064 or (309) 830-3777

JFerguson@FarmersNational.com

Bidding starts | Monday, January 20, 2025, at 8:00 AM

Bidding closes | Wednesday, January 22, 2025, at close of live event.

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

Property Information

Auction of a section of high quality Champaign County, Illinois, farmland. The live auction will be held on Wednesday, January 22, 2025, at 10:00 AM, at the I Hotel and Conference Center, 1900 South First Street Champaign, Illinois 61820. Online bidding will begin on Monday, January 20, 2025, at 8:00 AM and close at the end of the live event. The farm will be offered in four (4) quarter section tracts by Buyer's Choice.

Directions to Property:

The farm is located in Crittenden Township and encompasses the entirety of Section 9. It is bordered by county roads 500 N, 1400 E, 400 N, and 1500 E.

From Tolono, Illinois, travel south on US45 for approximately two miles. Turn left (east) on County Road 500 N. Travel approximately four miles to the intersection of County Road 500 N. and County Road 1400 E. The section is located on the SE corner of the intersection.

Aerial Map



Location Map



TRACT 1

Legal Description:

The NW quarter section of Section 9 with PIN#08-33-09-100-001

Property Description:

Tract 1 consists of 160 taxable acres with approximately 137.39 tillable acres. The tillable acres have an average PI of 131.14. The remaining acres consist of 14.4 acres enrolled in CRP which produce an annual payment of \$4,320 and expires 9/30/27. There are also 2.09 acres in the NW corner where two older grain bins are located. One bin is an approximately 17k bushel bin, the other is inoperable. 2022 soil test available along with input records through 2024.

Farm Data:

Cropland	137.39 acres
Non-crop	6.12 acres
CRP	14.40 acres
Building	<u>2.09 acres</u>
Total	160.00 acres

FSA Information:

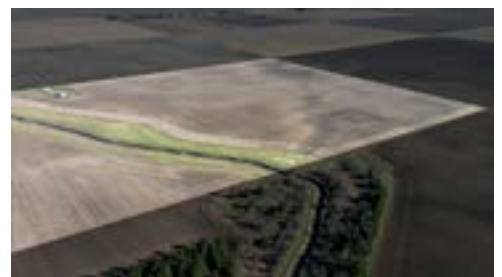
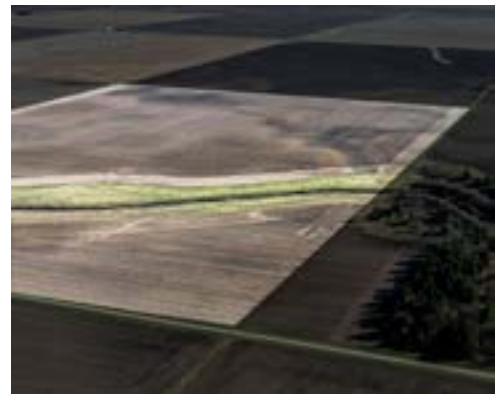
137.39 acres	<u>Yield</u>
2022: Corn	215.55 bushels
2022: Beans	73.89 bushels
2023: Corn	237.03 bushels
2023 Beans	65.54 bushels
2024: Corn	235.98 bushels
2024: Beans	74.05 bushels

Improvements:

One 17k bushel 36' grain bin in fair condition
One 24' grain bin in poor condition

2023 Taxes:

\$4,481.72



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
206A	Thorp silt loam, 0 to 2 percent slopes	48.95	30.46	126	89	2w
219A	Millbrook silt loam, 0 to 2 percent slopes	26.61	16.56	129	87	1
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	23.22	14.45	139	63	3w
663B	Clare silt loam, 2 to 5 percent slopes	15.32	9.53	133	91	2e
679B	Blackberry silt loam, 2 to 5 percent slopes	14.32	8.91	141	90	2e
687C2	Penfield loam, 5 to 10 percent slopes, eroded	11.44	7.12	121	84	3e
152A	Drummer silty clay loam, 0 to 2 percent slopes	11.3	7.03	144	83	2w
198A	Elburn silt loam, 0 to 2 percent slopes	5.27	3.28	143	91	1
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.62	1.63	123	63	3w
125A	Selma loam, 0 to 2 percent slopes	1.63	1.01	129	77	2w
TOTALS		160.68(*)	100%	131.83	83.93	2.03

TRACT 2

Legal Description:

The NE quarter section of Section 9 with PIN#08-33-09-200-001

Property Description:

Tract 2 consists of 160 taxable acres with approximately 158.4 tillable acres. The tillable acres have an average PI of 141.39. Partially tilled in 2022. 2022 soil test available along with input records through 2024..

Farm Data:

Cropland	158.4 acres
Non-crop	<u>1.6 acres</u>
Total	160.0 acres

FSA Information:

158.4 acres	<u>Yield</u>
2020: Beans	67.2 bushels
2021: Corn	233.07 bushels
2022: Corn	215.55 bushels
2022: Beans	73.89 bushels
2023: Corn	237.03 bushels
2023: Beans	65.54 bushels
2024: Corn	235.98 bushels
2024: Beans	74.05 bushels

2023 Taxes:

\$7,059.04



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	100.65	62.45	144	83	2w
154A	Flanagan silt loam, 0 to 2 percent slopes	31.27	19.4	144	90	1
206A	Thorp silt loam, 0 to 2 percent slopes	18.08	11.22	126	89	2w
56B	Dana silt loam, 2 to 5 percent slopes	5.59	3.47	130	90	2e
679B	Blackberry silt loam, 2 to 5 percent slopes	3.74	2.32	141	90	2e
198A	Elburn silt loam, 0 to 2 percent slopes	1.83	1.14	143	91	1
TOTALS		161.16(*)	100%	141.41	85.52	1.79



TRACT 3

Legal Description:

The SE quarter section of Section 9 with PIN#08-33-09-400-001

Property Description:

Tract 3 consists of 160 taxable acres with approximately 155.88 tillable acres. The tillable acres have an average PI of 136.89. Tract 3 has 3.51 acres enrolled in CRP generating \$836 annually. Partially tilled in 2022. 2022 soil test available along with input records through 2024.

Farm Data:

Cropland	155.88 acres
Non-crop	.61 acres
CRP	<u>3.51 acres</u>
Total	160.00 acres

FSA Information:

155.88 acres	<u>Yield</u>
2022: Corn	215.55 bushels
2022: Beans	73.89 bushels
2023: Corn	237.03 bushels
2023: Beans	65.54 bushels
2024: Corn	235.98 bushels
2024: Beans	74.05 bushels

CRP:

3.51 acres enrolled with an annual payment of \$836, expiring September 30, 2029

2023 Taxes:

\$6,285.62

Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
152A	Drummer silty clay loam, 0 to 2 percent slopes	67.26	41.72	144	83	2w
206A	Thorp silt loam, 0 to 2 percent slopes	33.93	21.05	126	89	2w
679B	Blackberry silt loam, 2 to 5 percent slopes	26.4	16.38	141	90	2e
198A	Elburn silt loam, 0 to 2 percent slopes	15.32	9.5	143	91	1
134B	Camden silt loam, 2 to 5 percent slopes	6.17	3.83	117	91	2e
219A	Millbrook silt loam, 0 to 2 percent slopes	5.06	3.14	129	87	1
570C2	Martinsville loam, 5 to 10 percent slopes, eroded	3.25	2.02	106	71	3e
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.78	1.1	123	63	3w
154A	Flanagan silt loam, 0 to 2 percent slopes	1.29	0.8	144	90	1
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.74	0.46	139	63	3w
TOTALS		161.2(*)	100%	137.09	86.1	1.9

TRACT 4

Legal Description:

The SW quarter section of Section 9 with PIN#08-33-09-300-001

Property Description:

Tract 4 consists of 160 taxable acres with approximately 99.97 tillable acres. The tillable acres have an average PI of 132.62. The remaining acres offer tremendous recreational opportunities. The set aside acres offer excellent deer hunting and generate an annual payment of \$3,112 via CRP contracts. There could also be additional income generated from a hunting lease. 2022 soil test available along with input records through 2024.

Farm Data:

Cropland	99.97 acres
Non-crop	21.70 acres
CRP	<u>38.33 acres</u>
Total	160.00 acres

FSA Information:

99.97 acres	<u>Yield</u>
2020: Soybeans	67.2 bushels
2021: Corn	233.07 bushels
2022: Corn	215.55 bushels
2022: Beans	73.89 bushels
2023: Corn	237.03 bushels
2023: Beans	65.54 bushels
2024: Corn	235.98 bushels
2024: Beans	74.05 bushels

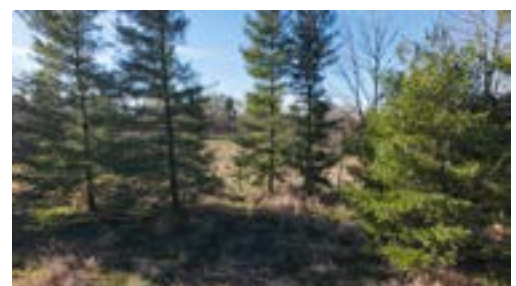
CRP:

38.33 acres enrolled with an annual payment of \$3,112, expiring September 30, 2029

2023 Taxes:

\$3,700.36

Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
206A	Thorp silt loam, 0 to 2 percent slopes	53.86	33.59	126	89	2w
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	26.85	16.75	139	63	3w
687C2	Penfield loam, 5 to 10 percent slopes, eroded	22.51	14.04	121	84	3e
679B	Blackberry silt loam, 2 to 5 percent slopes	17.21	10.73	141	90	2e
152A	Drummer silty clay loam, 0 to 2 percent slopes	16.08	10.03	144	83	2w
198A	Elburn silt loam, 0 to 2 percent slopes	12.13	7.57	143	91	1
663B	Clare silt loam, 2 to 5 percent slopes	6.35	3.96	133	91	2e
570C2	Martinsville loam, 5 to 10 percent slopes, eroded	3.89	2.43	106	71	3e
219A	Millbrook silt loam, 0 to 2 percent slopes	1.46	0.91	129	87	1
TOTALS		160.34(*)	100%	132.0	83.23	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 February 24, 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 best 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 a current abstract of title at their expense. 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 by the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on February 24, 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 Chicago Title.

Sale Method: The real estate will be offered in four individual tracts by Buyer's Choice. This method of sale allows the highest bidder to choose any or all tracts or any combination of tracts. After the highest bidder has made their selection, a new round of bidding will begin with the highest bidder of that round making their selection. This process goes on until all tracts are sold. The tracts will not be offered as a total unit at the conclusion of the auction. 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: SugaH Land Holdings, LLC.

Auctioneer: Chad Bals

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, January 20, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, January 22, 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 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



www.FarmersNational.com

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