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ABSOLUTE LAND AUCTION

SIMULCAST LIVE AND ONLINE

248.5± Acres, Dekalb County, Illinois

Wednesday, December 11, 2024 | 10:00 AM

Mendota Civic Center | 1901 Tom Merwin Drive, Mendota, Illinois

Highlights:

- Absolute Auction
- Open to Lease for the 2025 Crop Season
- A & B Quality Soils



For additional information, please contact:

Marlon Ricketts, AFM/Agent | (815) 322-7290

MRicketts@FarmersNational.com

Bidding starts | Monday, December 2, 2024, at 8:00 AM
Bidding closes | Wednesday, December 11, 2024, at close of live event.

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

Property Information | Tract 1 | 160± Acres

Directions to Property:

Starting at the intersection of Illinois State Route 30 and Shabbona Road in Shabbona, Illinois, travel south 3.5 miles to Bend Road. Turn west on Bend Road and travel 0.6 miles. The farm is located on the north side of Bend Road.

Legal Description:

160± acres: SE1/4 Section 33, Township 38N, Range 3E of the 3rd Principal Meridian in Dekalb County.

Property Description:

160± acres are located southwest of Shabbona, Illinois. The productivity index is 135. The farm is accessible from Bend Road which is a gravel road along the south property line. The farm topography is gently rolling. The farm has 5.1 acres of CRP waterways and is open to lease for the 2025 crop season.

Improvements:

Machine Shed: 78' x 36' - concrete block construction

Farm Data:

Cropland	140.86 acres
CRP	5.11 acres
Roads and Waste	13.17 acres
Buildings	<u>0.86 acres</u>
Total	160.00 acres

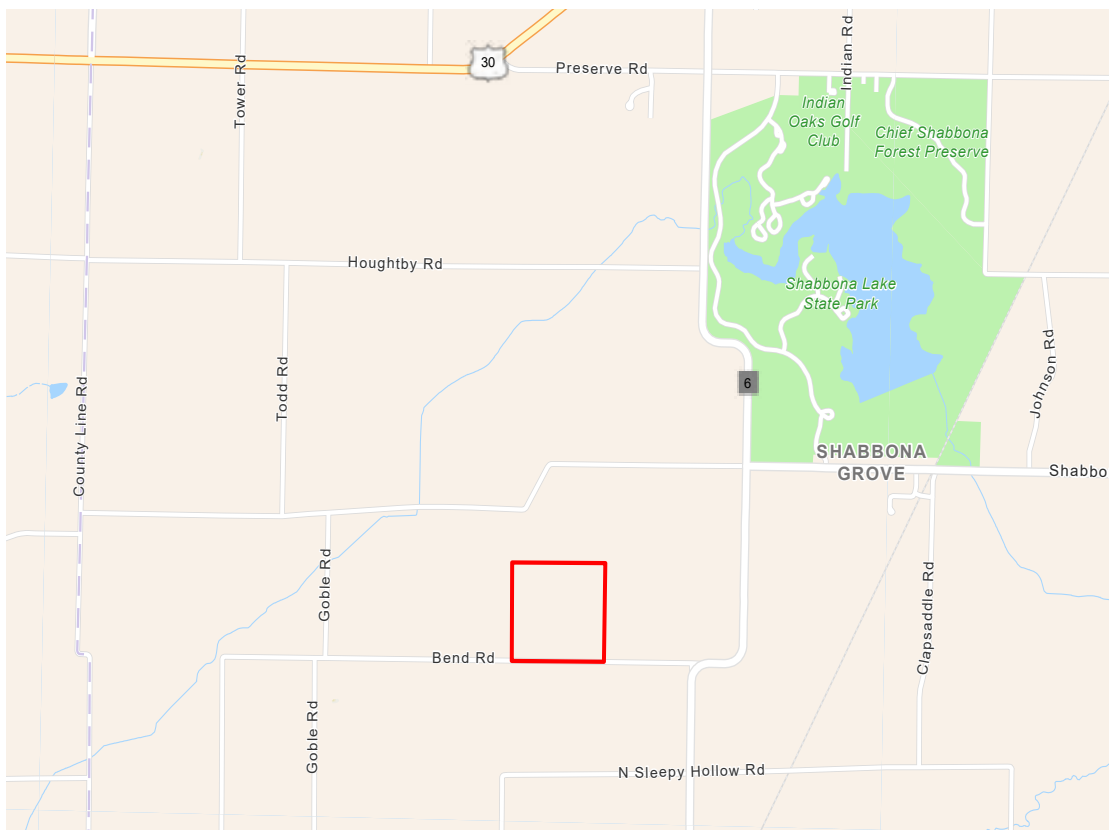
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	92.37 acres	171 bushels
Soybeans	47.24 acres	54 bushels
Wheat	8.73 acres	80 bushels

2023 Taxes:

PIN 13-33-400-002:	\$5,268.00
PIN 13-33-400-003:	\$2,992.00

Property Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



Map Symbol	Name	ACRES
512B	Danabrook silt loam, 2 to 5 percent slopes	74.58
356A	Elpaso silty clay loam, 0 to 2 percent slopes	30.52
171B	Catlin silt loam, 2 to 5 percent slopes	16.35
60C2	La Rose loam, 5 to 10 percent slopes, eroded	18.04
154A	Flanagan silt loam, 0 to 2 percent slopes	17.57
221C2	Parr silt loam, 5 to 10 percent slopes, eroded	1.13
221B2	Parr silt loam, 2 to 5 percent slopes, eroded	1.21
TOTAL		159.4



Tract 1



Property Information | Tract 2 | 88.5± Acres

Directions to Property:

Starting at the intersection of Illinois State Route 30 and Shabbona Road in Shabbona, Illinois, travel south 3.5 miles to Bend Road. Turn west on Bend Road and travel 2.1 miles to Goble Road. Turn south on Goble Road and travel 0.3 mile. The farm is located on the west side of Goble Road.

Legal Description:

65± Acres: FRL S1/2 E1/2 NE1/4 (AKA Govt Lot 1 Firkins and Fords Plat) and
23.5± Acres: N1/2 E1/2 SE1/4 (AKA Govt Lot 2 Firkins and Ford Plat) Section 6, Township 37N, Range 3E of the 3rd Principal Meridian in Dekalb County, Illinois.

Property Description:

88.5± acres are also located southwest of Shabbona, Illinois. The productivity index is 129. The farm is accessible from Goble Road which is a gravel road along the east property line. The farm topography is gently rolling. The farm has 4.1 acres of CRP waterways and is open to lease for the 2025 crop season.

Farm Data:

Cropland	80.42 acres
CRP	4.10 acres
Roads and Waste	<u>3.98 acres</u>
Total	88.50 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	51.23 acres	171 bushels
Soybeans	26.19 acres	54 bushels
Wheat	4.85 acres	80 bushels

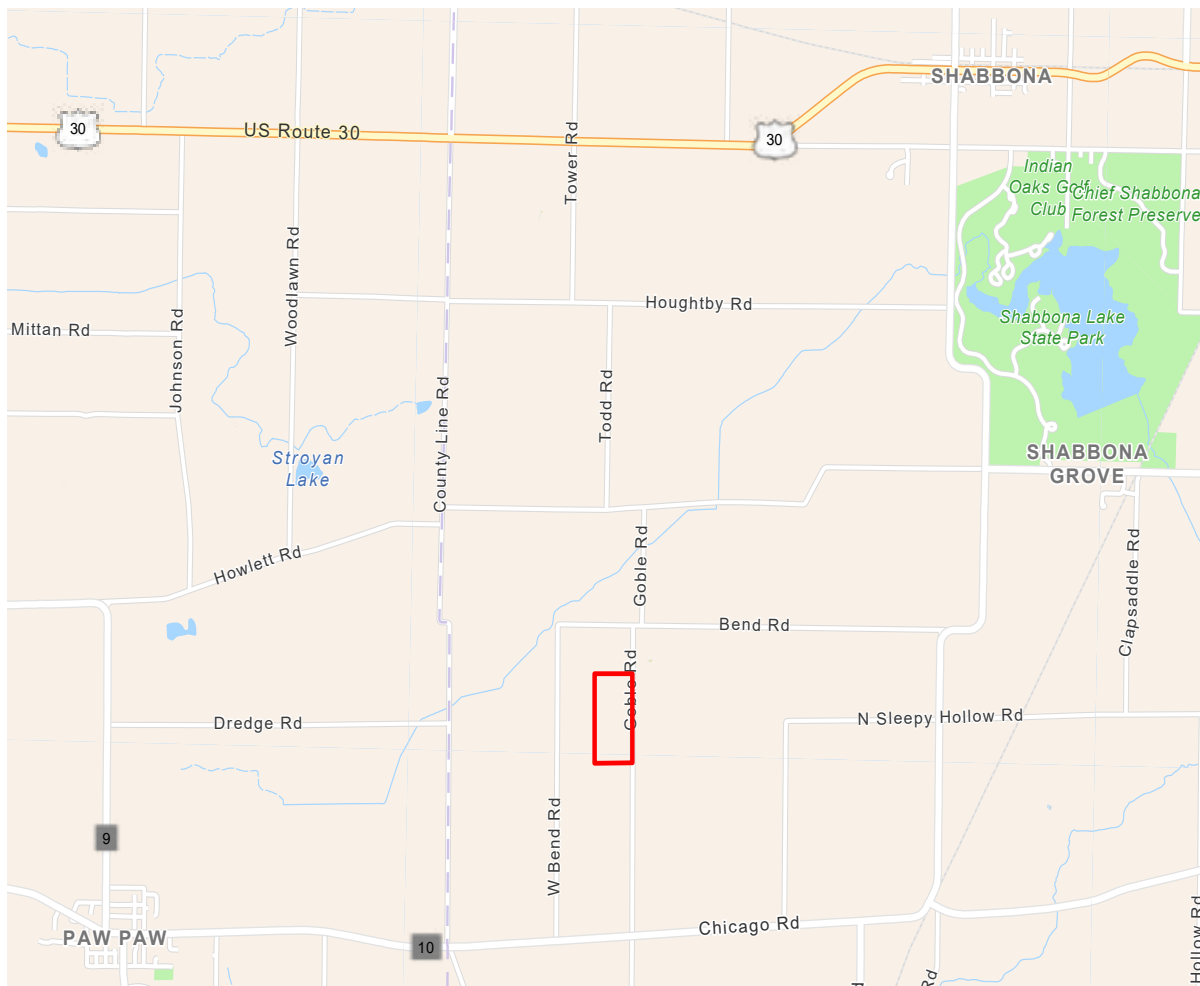
CRP:

4.1 acres enrolled with an annual payment of \$966.00, expiring September 30, 2030.

2023 Taxes:

PIN 16-06-200-003: \$2,681.00
PIN 16-06-400-001: \$1,074.00

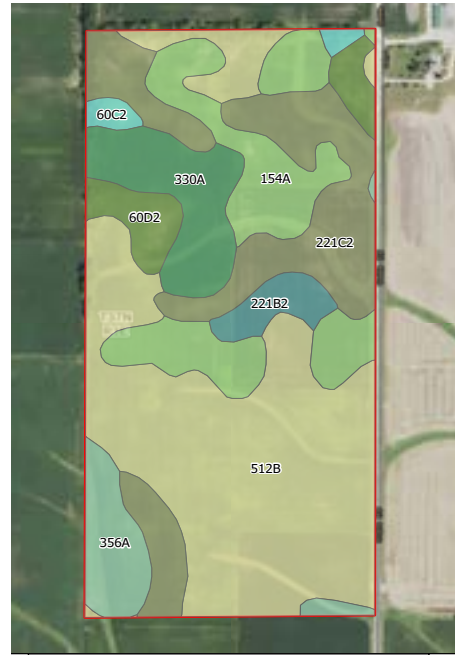
Property Location Map



Tract 2 Aerial Map



Tract 2 Soil Map



Map Symbol	Name	ACRES
512B	Danabrook silt loam, 2 to 5 percent slopes	36.82
154A	Flanagan silt loam, 0 to 2 percent slopes	14.81
221C2	Parr silt loam, 5 to 10 percent slopes, eroded	16.91
356A	Elpaso silty clay loam, 0 to 2 percent slopes	4.95
60C2	La Rose loam, 5 to 10 percent slopes, eroded	1.15
330A	Peotone silty clay loam, 0 to 2 percent slopes	7.38
60D2	La Rose loam, 10 to 18 percent slopes, eroded	4.07
221B2	Parr silt loam, 2 to 5 percent slopes, eroded	2.41
TOTAL		88.51



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 January 24, 2025, or such other date agreed to by the parties. Subject to the 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 Chicago Title Insurance Company - Sycamore, Illinois.

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 Insurance Company - Sycamore, 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 Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on January 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 Insurance Company - Sycamore, Illinois.

Sale Method: The real estate will be offered in two individual tracts. 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: This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

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.

Sellers: Richard M. Bend Marital Trust (Tract 1)
Richard M. Bend Residuary Trust (Tract 2)

Auctioneer: Chad Bals #441.002676

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, December 2, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, December 11, 2024, 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 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.



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