

L-2500519



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Tract 1

Tract 2

**SCAN THE QR CODE
FOR MORE INFO!**



LAND AUCTION

SIMULCAST LIVE AND ONLINE

336± Acres, Logan County, Illinois

November 20, 2025 | 10:00 AM

Knights of Columbus | 217 Limit Street, Lincoln, IL 62656

Highlights:

- **Selling four individual tracts by Buyer's Choice Method**
- **Open tenancy for 2026**
- **Unimproved tillable land**

For additional information, please contact:

Matt Swanson, Agent | (217) 652-3403

MSwanson@FarmersNational.com

Bidding starts | November 13, 2025 at 8:00 AM
Bidding closes | November 20, 2025 at the close of the live event.

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

Property Location:

Tracts 1 and 2 are one mile east of Beason on Route 10 then three and one half miles north on 2250th Avenue. Tract 3 is two and one half miles north of Latham on 2300th Avenue then one half mile east on 600th Street. Tract 4 is two and one half miles north of Latham on 2300th Avenue.

Legal Description:

- **Tract 1:** E 1/2 NW 1/4 11-20-1
- **Tract 2:** N 1/2 SW 1/4 (Exc NE Corner) 11-20-1
- **Tract 3:** NE 1/4 SW 1/4 & W 1/2 SE 1/4 (Exc NW of Ditch) 13-18-1
- **Tract 4:** E 1/2 NE 1/4 (Exc Bldg Site NE Corner) 23-18-1

Property Description:

All four tracts will be surveyed by auction date and will be sold based on surveyed acres. They will be selling with open tenancy for 2026.

FSA Information:

- **Tracts 1 and 2**

	Yield
Corn	157 bushels
Soybeans	50 bushels

- **Tracts 3 and 4**

	Yield
Corn	165 bushels
Soybeans	44 bushels

Farm Data:

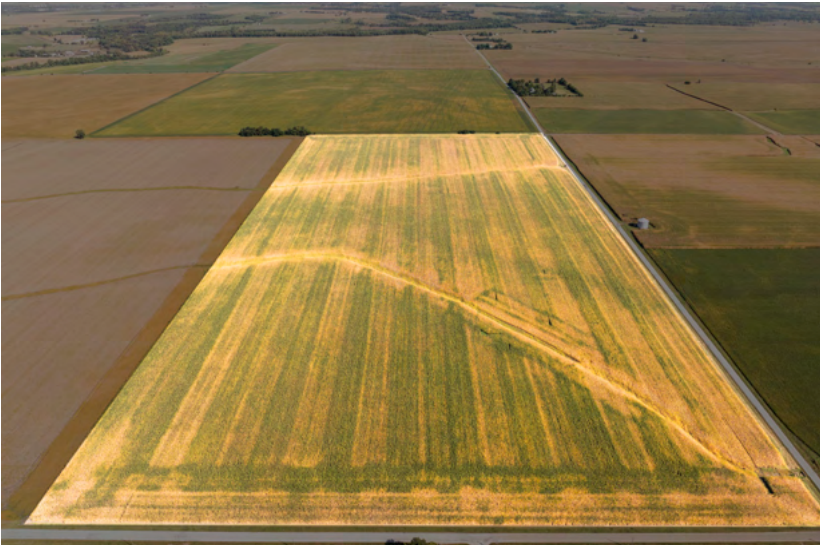
• Tract 1	
Cropland	78.48 acres
Non-crop	<u>1.99 acres</u>
Total	80.47 acres assessed
• Tract 2	
Cropland	69.76 acres
Non-crop	<u>3.02 acres</u>
Total	72.78 acres assessed
• Tract 3	
Cropland	99.42 acres (approximate)
Non-crop	<u>7.58 acres (approximate)</u>
Total	107.00 acres (approximate)
• Tract 4	
Cropland	72.00 acres (approximate)
Non-crop	<u>5.00 acres (approximate)</u>
Total	77.00 acres (approximate)

Taxes:

- **Tract 1:** \$4,526.12
- **Tract 2:** \$3,935.18
- **Tract 3:** \$5,817.70 (pending split)
- **Tract 4:** \$6,405.54 (pending split)

Additional Comments: Tracts 3 and 4 are part of the Top Hat Wind Farm and will receive some yearly payments. Contact broker for more details.





SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
43A	Ipava silt loam, 0 to 2 percent slopes	34.23	43.81	142	91	1
68A	Sable silty clay loam, 0 to 2 percent slopes	33.92	43.41	143	83	2w
737B	Tama silt loam, very deep to sand, 2 to 5 percent slopes	2.9	3.71	138	88	2e
737A	Tama silt loam, very deep to sand, 0 to 2 percent slopes	1.97	2.52	139	88	1
198A	Elburn silt loam, 0 to 2 percent slopes	1.87	2.39	143	91	1
171B	Catlin silt loam, 2 to 5 percent slopes	1.84	2.36	137	77	2e
199B	Plano silt loam, 2 to 5 percent slopes	1.41	1.8	141	93	2e
TOTALS		78.14(*)	100%	142.12	87.06	1.51



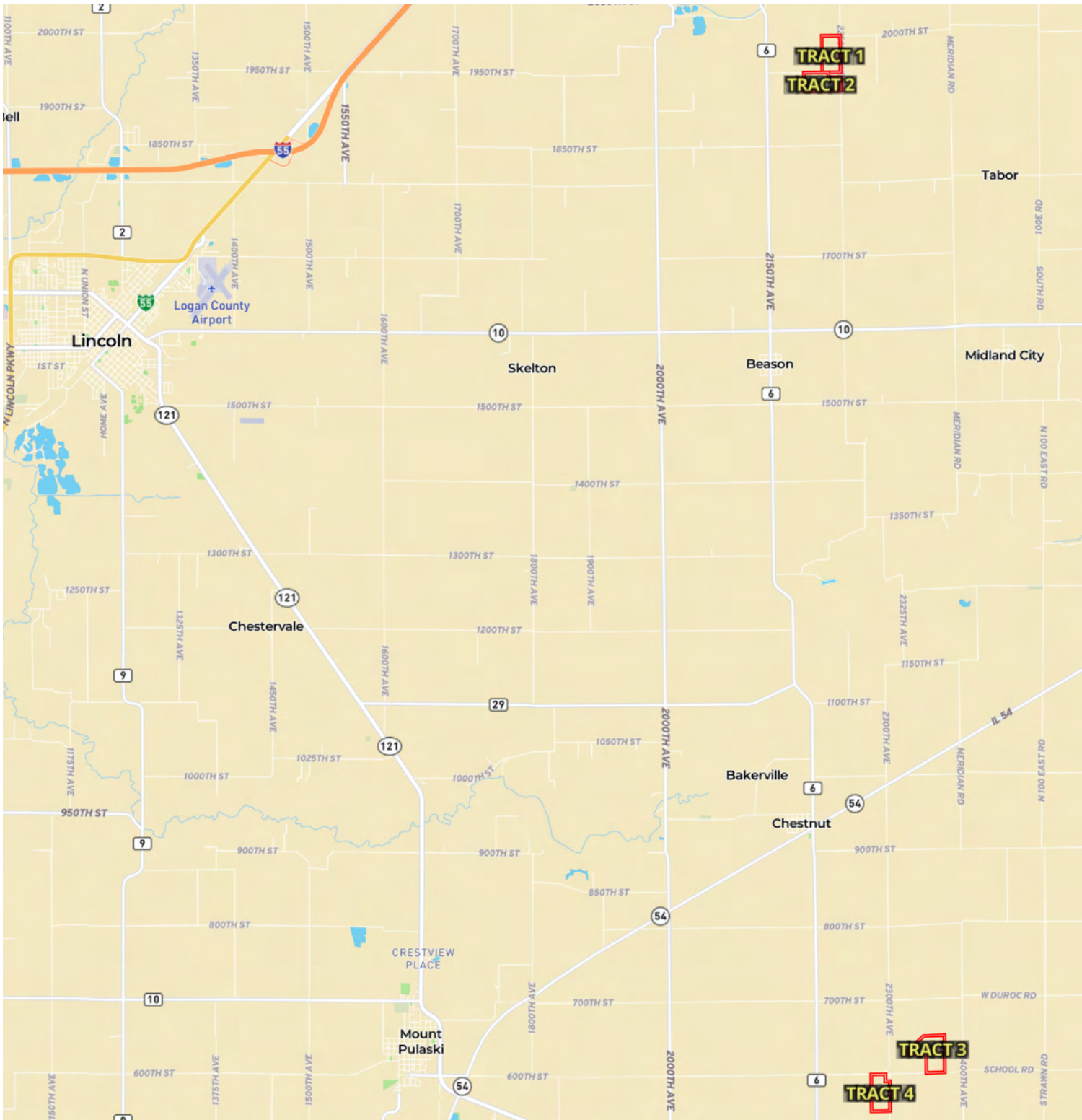
SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
43A	Ipava silt loam, 0 to 2 percent slopes	43.9	61.37	142	91	1
68A	Sable silty clay loam, 0 to 2 percent slopes	13.99	19.56	143	83	2w
748A	Plano silt loam, sandy substratum, 0 to 2 percent slopes	7.63	10.67	142	86	1
272A	Edgington silt loam, 0 to 2 percent slopes	2.89	4.04	124	86	2w
748B	Plano silt loam, sandy substratum, 2 to 5 percent slopes	2.13	2.98	141	85	2e
737A	Tama silt loam, very deep to sand, 0 to 2 percent slopes	0.98	1.37	139	88	1
TOTALS		71.52(*)	100%	141.38	88.47	1.27



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
68A	Sable silty clay loam, 0 to 2 percent slopes	24.92	23.51	143	83	2w
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	22.68	21.39	125	63	3w
199B	Plano silt loam, 2 to 5 percent slopes	18.28	17.24	141	93	2e
43A	Ipava silt loam, 0 to 2 percent slopes	11.27	10.63	142	91	1
148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	9.31	8.78	126	82	3e
199C2	Plano silt loam, 5 to 10 percent slopes, eroded	6.47	6.1	132	82	3e
737B	Tama silt loam, very deep to sand, 2 to 5 percent slopes	5.72	5.4	138	88	2e
86B	Osco silt loam, 2 to 5 percent slopes	3.96	3.74	138	92	2e
705A	Buckhart silt loam, 0 to 2 percent slopes	2.33	2.2	142	96	1
705B	Buckhart silt loam, 2 to 5 percent slopes	1.07	1.01	141	93	2e
TOTALS		106.0 1(*)	100%	136.0 3	82.14	2.23



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	21.66	28.39	125	63	3w
199C2	Plano silt loam, 5 to 10 percent slopes, eroded	13.74	18.01	132	82	3e
737B	Tama silt loam, very deep to sand, 2 to 5 percent slopes	13.39	17.55	138	88	2e
199B	Plano silt loam, 2 to 5 percent slopes	9.41	12.33	141	93	2e
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	7.91	10.37	126	67	3w
43A	Ipava silt loam, 0 to 2 percent slopes	5.24	6.87	142	91	1
68A	Sable silty clay loam, 0 to 2 percent slopes	3	3.93	143	83	2w
148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	1.94	2.54	126	82	3e
TOTALS		76.29(*)	100%	132.5 2	78.12	2.52



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 2025 payable in 2026 will be paid with a credit at closing 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 15, 2026 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 Prairie Land Title Co. 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 Prairie Land Title Co. The closing agent 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 Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on January 15, 2026 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 Prairie Land Title Co. the closing agent.

Survey: All tracts will be surveyed prior to the auction. Final contract prices will be adjusted to reflect any difference between advertised acres and actual surveyed acres.

Sale Method: The real estate will be offered in four individual tracts via Buyer's Choice Method. This method of sale allows the highest bidder to choose either 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 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: Haefeli Family Farms, LLC

Auctioneer: Matt Swanson | License Number 441000157

Online Simultaneous Bidding Procedure: The online bidding begins on **November 13, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on November, 20, 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 on-line, 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.