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L-2600020

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FOR SALE BY BIDS

30.54± Acres, McLean County, Illinois

Offered in One Tract

BIDS DUE: Friday, December 5, 2025 by 10:00 AM

Contact Agents for Additional Details!

Highlights:

- Boundless possibilities
- Prime location
- Sealed bid/lease free for 2026

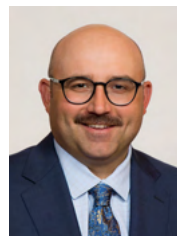
PROPERTY SHOWING:

Saturday, November 22, 2025 | 9 AM - 3 PM



For additional information, please contact:

Thadd Fosdick, AFM/Agent | (815) 867-6915
TFosdick@FarmersNational.com



Max Hendrickson, AFM/Agent | (217) 210-1843
MHendrickson@FarmersNational.com

Property Information

Directions to Property: From Bloomington Normal: Take I-55 North to the Towanda exit. Get off and go to the top of the ramp. Go left and you will go over I-55 and out into the country (1900 N). Take this road all the way to a T (2200 N) Go right. At the first road, (1950E) turn left (only way you can turn). Follow three miles to 2525 N. road. (You will see Great Lakes Harvest/Stewart Farms sign) Go right (only way you can turn). The sheds will be on the left side of the road.

Note: This is also County Rt. 29, so you will see a blue sign with a 29 all along the way, until you get to 2525 N. road.

Legal Description: SEC 5-25N-3E PT E1/2 SW & PT NW SE COM SE COR NW SE, NW819.89', NW359.70' TO POB: NW387.97', NW1055.97', N21.21', E32', NW83.82', N526.05', E331.76', N479.01', NE70.56', SE617.72', SE471.15', SE67', S778.87' TO POB

Property Description: A rare opportunity with limitless potential. A truly unique chance to purchase a turn-key ready shop accompanied by three additional buildings, tillable acreage, and CRP ground. The possibilities here are only limited by your imagination.

Farm Data:

Cropland	15.08 acres
Non-crop	7.03 acres
CRP	4.43 acres
Buildings	4

CRP Information: 4.43 CRP acres

Taxes: \$7,561.42 (estimated)

Main Shop 80 x 180 Highlights:

- 80' x 80' heated section with in-floor heat, bathroom, and a 4-ton lift
- Standby generator
- 18' x 36' hydraulic door plus a side door measuring 18' x 18'
- 80' x 100' cold storage area with an 18' x 24' overhead door

Additional Buildings:

East Building:

- Approximately 50' x 80', insulated and heated with a newer heater and oil-burning furnace
- Approximately 14 x 18 overhead doors on each side

North Shed 54 x 99: Upgraded with concrete-reinforced poles below ground and replaced skylights

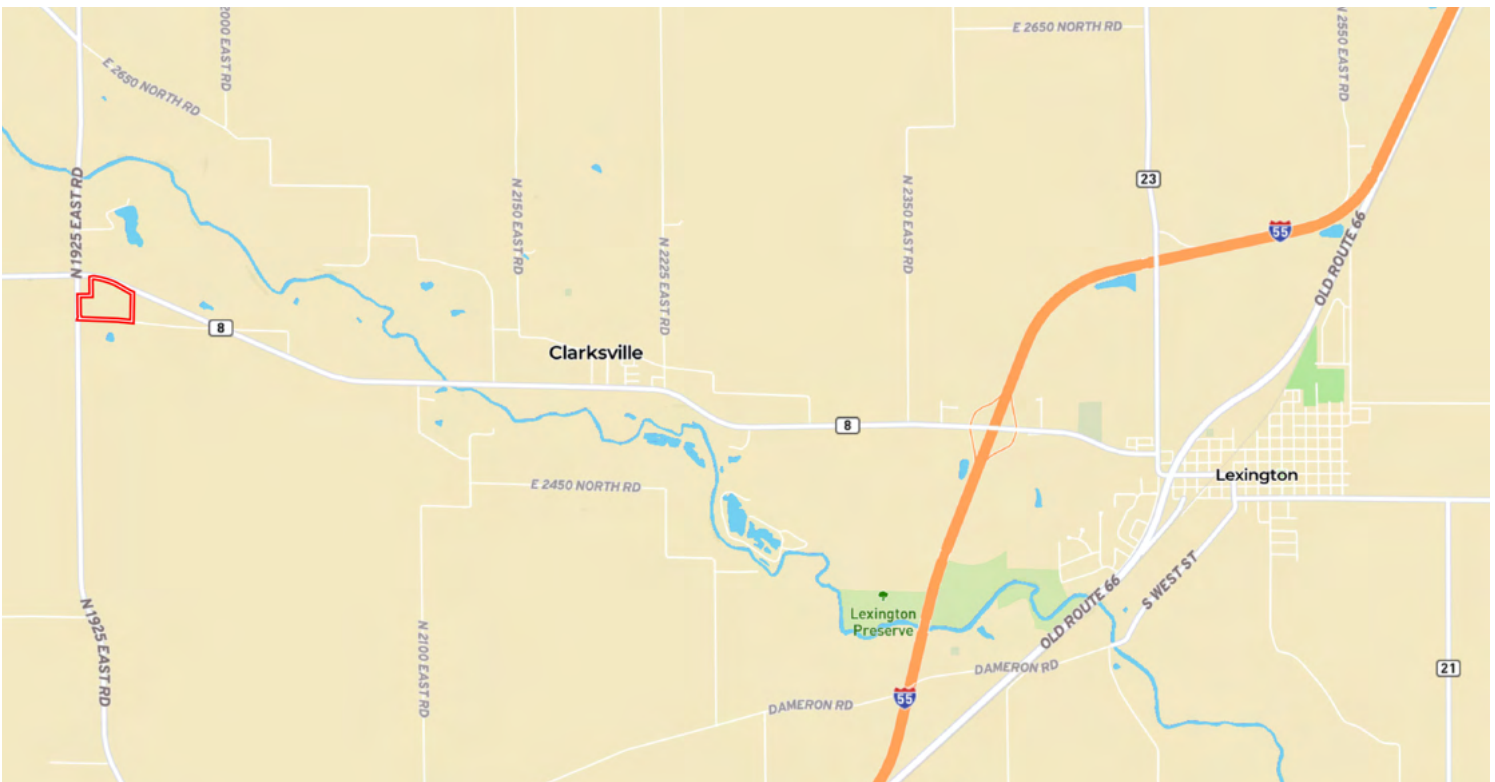
- 20 x 30 Building with walk through door and overhead garage door
- New well in 2015. 275 feet deep
- 1 1/2 water outlet

Extras:

- Two fuel tanks included in the sale

This property offers a versatile setup ideal for ag operations, commercial use, or personal projects. Whether you're expanding a business or starting something new, this location and infrastructure provide a solid foundation.

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	12.56	41.13	103	63	3e
224C2	Strawn loam, 5 to 10 percent slopes, eroded	5.56	18.21	96	44	3e
68A	Sable silty clay loam, 0 to 2 percent slopes	3.4	11.13	143	83	2w
27B2	Miami silt loam, 2 to 5 percent slopes, eroded	3.01	9.86	106	60	2e
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.83	9.27	139	85	2w
43A	Ipava silt loam, 0 to 2 percent slopes	2.5	8.19	142	91	1
27C2	Miami silt loam, 5 to 10 percent slopes, eroded	0.52	1.7	104	59	3e
86B2	Osco silt loam, 2 to 5 percent slopes, eroded	0.1	0.33	133	86	2e
236A	Sabina silt loam, 0 to 2 percent slopes	0.06	0.2	122	84	2w
TOTALS		30.54(*)	100%	113.16	65.85	2.53



For Sale By Bid 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 by the Seller. All future taxes will be the responsibility of the Buyer(s). Real estate taxes will be prorated to closing.

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 5, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required at the close of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by 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 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 any escrow closing services will be equally paid by both the Seller and the Buyer(s).

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on January 5, 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 the closing agent.

For Sale by Bids: Written bids will be received at the office of Thadd Fosdick, PO Box 85, Fairbury, Illinois 61739, up to December 5, 2025 at 10:00 AM.

Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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 Sellers make 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: Tammy Stewart Randy Stewart Brent Stewart



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