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FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

125.15± Acres, Logan County, Illinois

Thursday, December 18, 2025 | 10:00 AM

Knights of Columbus | 217 Limit Street, Lincoln, Illinois

Highlights:

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



For additional information, please contact:
Matt Swanson, Broker | (217) 652-3403
MSwanson@FarmersNational.com

Bidding starts | Thursday, December 11, 2025 at 10:00 AM
Bidding closes | Thursday, December 18, 2025 at close of live event.

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

Property Information

Property Description:

Tract 1 consists of 60 acres of unimproved land with approximately 58 tillable acres. 350th Street borders its north side.

Tract 2 consists of 65.15 acres of unimproved land, which was recently surveyed. This tract is 100% tillable and is bound on its south side by 300th Street and on its northwest side by St. Rt. 54.

Directions to Property:

Tract 1: Tract 1 is approximately 1 and 1/2 miles west of Lake Fork. From Lake Fork, go southwest on St. Rt. 54 approximately 3/4 mile to 1225th Avenue, then north 1/2 mile to 350th Street, then west 3/4 mile on 350th St.

Tract 2: Tract 2 is on the southwest corner of Lake Fork. From Lake Fork, go southwest on St. Rt. 54 approximately 3/4 mile to 1225th Avenue, then south 1/4 mile to 300th Street, then east 1/4 mile.

Legal Description:

Tract 1: Mid part of the S 1/2 Section 36 T18N R3W.

Tract 2: South of St. Rt. 54 W part SE 1/4 Section 31 T18N R2W.

Farm Data:

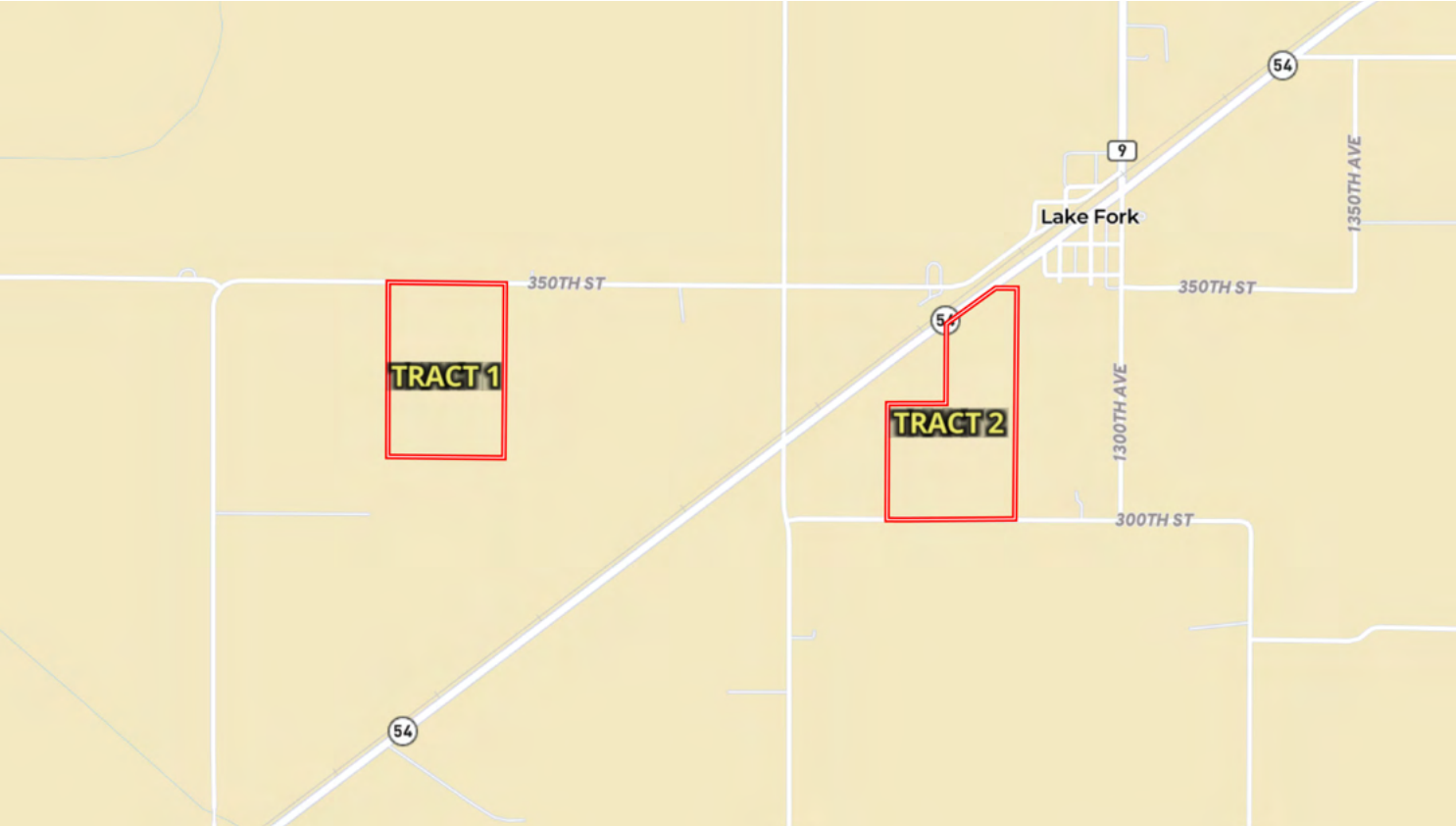
Tract 1:	
Cropland	58.00 acres
Other	2.00 acres
Total	60.00 acres

Tract 2:	
Cropland	65.15 acres
Total	65.15 acres

Taxes:

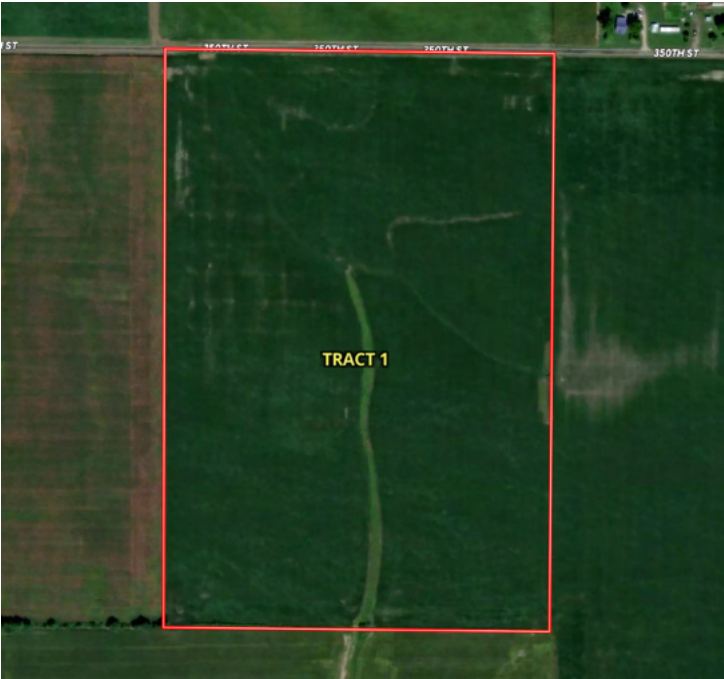
Tract 1: \$2,670.36
Tract 2: \$3,128.67 (Approximate)

Location Map



Tract 1:

Aerial Map



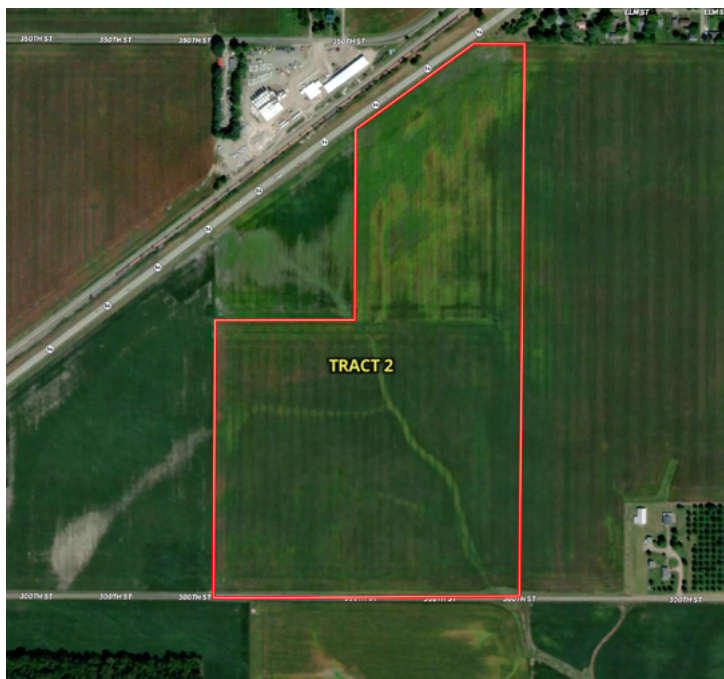
Soil Map



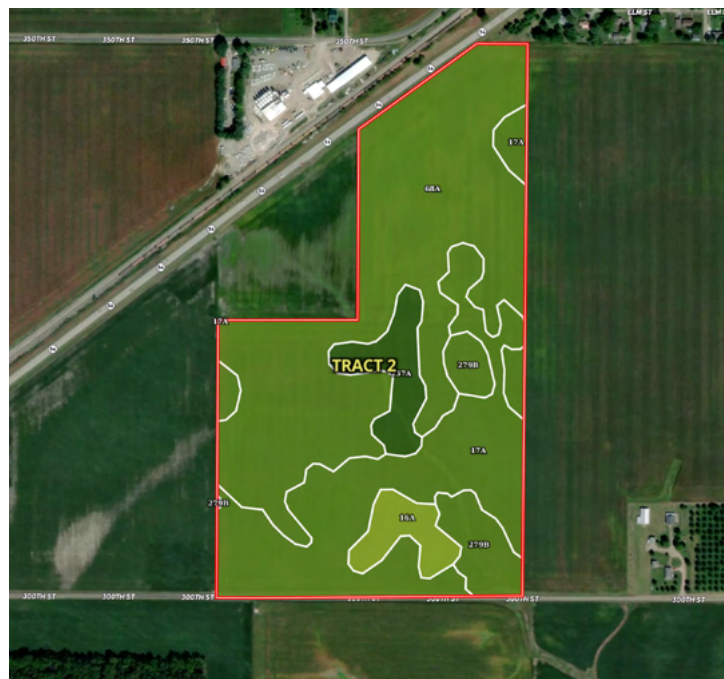
SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
68A	Sable silty clay loam, 0 to 2 percent slopes	29.36	48.88	143	83	2w
17A	Keomah silt loam, 0 to 2 percent slopes	21.13	35.18	119	90	2w
279B	Rozetta silt loam, 2 to 5 percent slopes	8.75	14.57	118	87	2e
257A	Clarksdale silt loam, 0 to 2 percent slopes	0.78	1.3	128	92	1
279A	Rozetta silt loam, 0 to 2 percent slopes	0.05	0.08	120	87	1
TOTALS		60.07(*)	100%	130.7	86.17	1.99



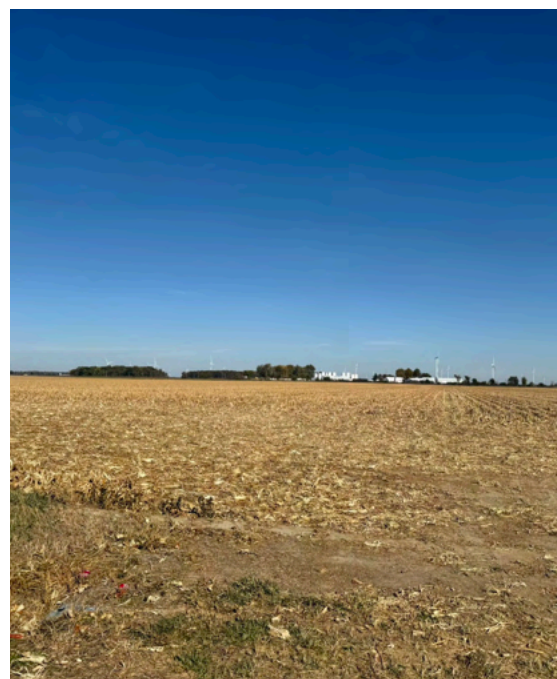
Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
68A	Sable silty clay loam, 0 to 2 percent slopes	34.19	52.45	143	83	2w
17A	Keomah silt loam, 0 to 2 percent slopes	20.29	31.12	119	90	2w
279B	Rozetta silt loam, 2 to 5 percent slopes	4.28	6.57	118	87	2e
257A	Clarksdale silt loam, 0 to 2 percent slopes	3.73	5.72	128	92	1
16A	Rushville silt loam, 0 to 2 percent slopes	2.7	4.14	109	57	3w
TOTALS		65.19(*)	100%	131.6 2	84.88	1.98



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 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 30, 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 must be in the form of wired funds. All funds will be deposited and held by Prairie Land Title Co.

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 title insurance will be paid by the Seller. 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 30, 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.

Sale Method: The farms will be offered in two individual tracts via the 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 from 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 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: Donna Pedro Estate

Auctioneer: Matt Swanson

License Number: 441000157

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, December 11, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction on Thursday, December 18, 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 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.

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