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LAND AUCTION

SIMULCAST LIVE AND ONLINE

176± Acres, Washington County, Illinois

Wednesday, March 11, 2026 | 10:00 AM

Farm Credit Illinois | 410 Potomac Blvd, Mt. Vernon, Illinois

Highlights:

- Close to Major Grain Facilities
- Excellent road access
- All tillable tracts are lease free for the 2026 crop year
- Selling 5 individual tracts via Buyer's Choice Method



For additional information, please contact:
Bret Cude, AFM, Broker | (618) 407-5399
BCude@FarmersNational.com

For additional information, please contact:
Miranda Langen McKown, Broker | (217) 827-9300
MMcKown@FarmersNational.com



Bidding starts | Tuesday, March 10, 2026 at 9:00 AM

Bidding closes | Wednesday, March 11, 2026 at the end of the live auction.

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

Property Information

Directions to Property:

Tract 1-5- Tower Rd & Chestnut Rd, 4.2 mile south of Irvington, IL & 2.1 miles north of Richview, IL, Washington County.

Legal Description:

See website for individual tract Legal Descriptions.

Farm Data:

Tract 1:

Cropland 40.28 acres
Non-crop -0.28 acres
Total 40.00 acres

Tract 2:

Cropland 38.38 acres
Non-crop 0.91 acres
Other(lane) 0.71 acres
Total 40.00 acres

Tract 3:

Cropland 39.81 acres
Non-crop 0.19 acres
Total 40.00 acres

Tract 4:

Cropland 19.58 acres
Non-crop 0.42 acres
Total 20.00 acres

Tract 5:

Cropland 6.39 acres
Pasture 26.00 acres
Non-crop 3.61 acres
Total 36.00 acres

Taxes:

Tract 1: \$1,091.64

Tract 2: \$1,129.08

Tract 3: \$1,153.02

Tract 4: \$537.10

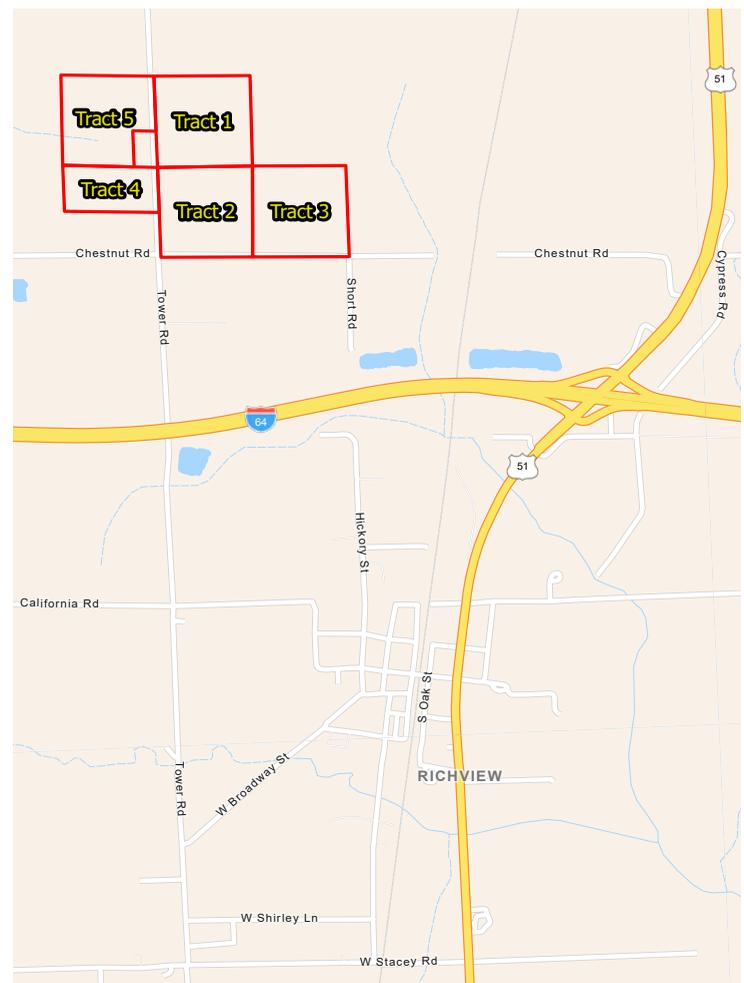
Tract 5: \$509.08

FSA Information:

Tracts 1-5: FSA # 7272: T-34221

	Base	Yield
Corn	51.20 acres	127 bushels
Soybeans	75.20 acres	37 bushels
Wheat	44.30 acres	63 bushels
Grain Sorghum	0.50 acres	65 bushels

Property Location



Tract 1



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	CORN	BEANS	ACRES
13A	Bluford silt loam, 0 to 2 percent slopes	2w	101	136	44	33.4
12A	Wynoose silt loam, 0 to 2 percent slopes	3w	97	128	42	3.4
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	2e	96	129	42	2.9
2A	Cisne silt loam, 0 to 2 percent slopes	3w	109	149	46	1.5
TOTAL			100.6	135.3	43.8	41.2

Tract 2



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	CORN	BEANS	ACRES
13A	Bluford silt loam, 0 to 2 percent slopes	2w	101	136	44	20.1
2A	Cisne silt loam, 0 to 2 percent slopes	3w	109	149	46	19.4
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	2e	96	129	42	0.5
TOTAL			104.8	142.2	44.9	40

Tract 3



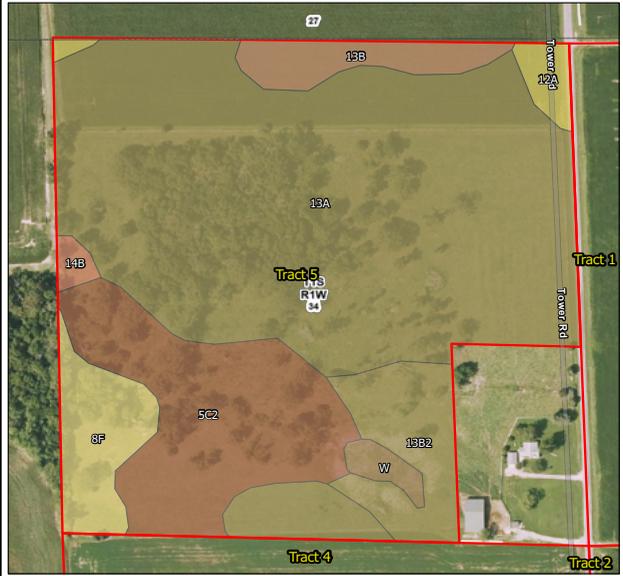
Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	CORN	BEANS	ACRES
3A	Hoyleton silt loam, 0 to 2 percent slopes	2w	108	146	46	17.8
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	2e	96	129	42	11.2
2A	Cisne silt loam, 0 to 2 percent slopes	3w	109	149	46	9.8
13B	Bluford silt loam, 2 to 5 percent slopes	2e	100	135	44	2
13A	Bluford silt loam, 0 to 2 percent slopes	2w	101	136	44	0.2
TOTAL			104.5	141.5	44.8	41

Tract 4



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	CORN	BEANS	ACRES
5C2	Blair silt loam, 5 to 10 percent slopes, eroded	3e	93	123	40	3.1
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	2e	96	129	42	1.1
8F	Hickory silt loam, 18 to 35 percent slopes	6e	68	89	30	0.3
14B	Ava silt loam, 2 to 5 percent slopes	2e	99	134	44	0.2
TOTAL			92.4	122.7	40	4.7

Tract 5



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	CORN	BEANS	ACRES
13A	Bluford silt loam, 0 to 2 percent slopes	2w	101	136	44	23
5C2	Blair silt loam, 5 to 10 percent slopes, eroded	3e	93	123	40	6.2
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	2e	96	129	42	2.4
8F	Hickory silt loam, 18 to 35 percent slopes	6e	68	89	30	2
13B	Bluford silt loam, 2 to 5 percent slopes	2e	100	135	44	1.4
12A	Wynoose silt loam, 0 to 2 percent slopes	3w	97	128	42	0.7
W	Water	8	0	0	0	0.4
14B	Ava silt loam, 2 to 5 percent slopes	2e	99	134	44	0.3
TOTAL			96.3	129	41.9	36.4



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 April 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 Washington County Title & Abstract.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Washington County Title & Abstract 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 Buyer(s) and the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on April 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 Washington County Title & Abstract.

Sale Method: The farms will be offered in five 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 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.

Additional Comments: Approximately 26 acres of pasture on Tract 5 are subject to an existing pasture lease, which terminates December 31, 2029. The property shall be sold subject to the terms of this lease, and the buyer shall assume all obligations thereunder upon closing.

Seller: Janice M. Strohbeck Revocable Living Trust

Auctioneer: Chad Bals (441.002676)

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, March 10, 2026 at 9:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, March 11, 2026, 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 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.