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LAND AUCTION

SIMULCAST LIVE AND ONLINE

200± Acres, McLean County, Illinois

Wednesday, August 19, 2026 | 10:00 AM

Evergreen FS Building | 402 North Hershey Road, Bloomington, Illinois

Highlights:

- **Selling in three tracts via Buyer's Choice Method**
- **Highly productive soils with strong yield history**
- **Nearly 100% tillable**
- **Prime Downs Township location**

For additional information, please contact:



Thadd Fosdick, Broker
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TFosdick@FarmersNational.com

Jim Ferguson, Designated Managing Broker
(309) 740-1064 or (309) 830-3777
JFerguson@FarmersNational.com



Bidding starts | Wednesday, August 12, 2026, at 8:00 AM
Bidding closes | Wednesday, August 19, 2026, at close of live event.

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

Property Information

Directions to Property:

From Downs head out of town on 700 N Road. Turn left and go south 5 miles on 2000 East road. At 300 N road turn east and go 1.5 miles. The farm will be on both sides of the road.

Legal Description:

Located in Section 27 and 34 of Township 22N 3 East.

Property Description:

A unique opportunity to acquire 200.22 acres in Downs Township. This highly productive farm features extensive tile improvements completed over the years, contributing to an impressive average corn yield of 251 bushels per acre. Nearly 100% tillable, the property offers a strong, proven yield history and excellent overall productivity.

This farm will be offered at auction on August 19, 2026, at 10:00 a.m. at the Evergreen FS Building, 402 North Hershey Road, Bloomington, Illinois 61704.

Farm Data:

Tract 1:	Cropland	78.12 acres	
	Non-crop	<u>1.99 acres</u>	
	Total	80.11 acres	
Tract 2:	Cropland	73.31 acres	
	CRP	<u>6.80 acres</u>	expires 9/30/2026
	Total	80.11 acres	
Tract 3:	Cropland	40.00 acres	

FSA Information:

Tracts 1 and 2:	Base Acres	Yield
	Corn	118.65 acres 140 bushels
	Soybeans	32.78 acres 60 bushels
Tract 3:	Base Acres	Yield
	Corn (estimated)	29 acres 140 bushels
	Soybeans (estimated)	9.89 acres 60 bushels

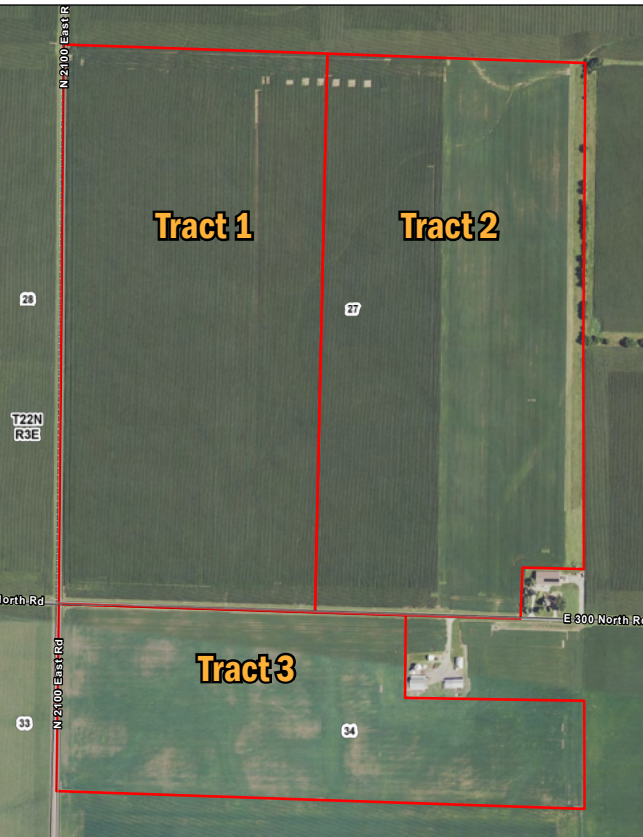
CRP:

Tract 2: 6.8 acres with an expiration date of 9/30/2026

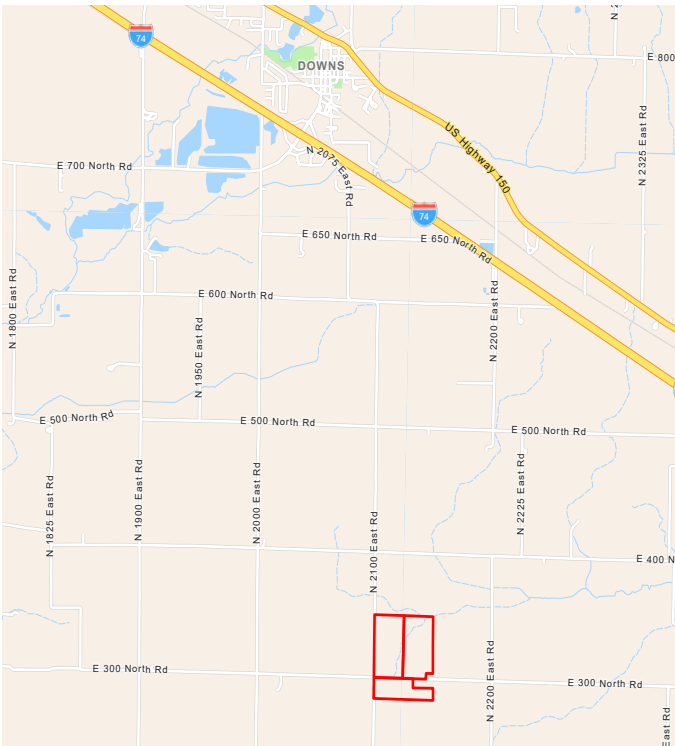
2025 Taxes:

Tract 1: \$4,977.28
Tract 2: \$5,023.82
Tract 3: \$2,976.00 estimated

Aerial Map



Location Map



Tract 1 Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	CORN	BEANS	ACRES
43A	Ipava silt loam, 0 to 2 percent slopes	1	142	191	62	32.1
68A	Sable silty clay loam, 0 to 2 percent slopes	2w	143	192	63	21.3
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2e	131	178	56	14.9
567B	Elkhart silt loam, 2 to 5 percent slopes	2e	124	169	53	3.8
67A	Harpster silty clay loam, 0 to 2 percent slopes	2w	133	182	57	3.8
171B	Catlin silt loam, 2 to 5 percent slopes	2e	137	185	58	2.5
86B	Osco silt loam, 2 to 5 percent slopes	2e	138	187	59	2.2
TOTAL			138.7	187.1	60.3	80.6

Tract 2 Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	CORN	BEANS	ACRES
43A	Ipava silt loam, 0 to 2 percent slopes	1	142	191	62	38
68A	Sable silty clay loam, 0 to 2 percent slopes	2w	143	192	63	24.7
567B	Elkhart silt loam, 2 to 5 percent slopes	2e	124	169	53	5.7
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2e	131	178	56	3.7
715A	Arrowsmith silt loam, 0 to 2 percent slopes	1	140	190	61	3.6
171B	Catlin silt loam, 2 to 5 percent slopes	2e	137	185	58	1.9
86B2	Osco silt loam, 2 to 5 percent slopes, eroded	2e	133	180	56	1.7
622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	2e	114	153	50	0.3
TOTAL			140	188.6	61.1	79.6

Tract 3 Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	CORN	BEANS	ACRES
68A	Sable silty clay loam, 0 to 2 percent slopes	2w	143	192	63	24.7
43A	Ipava silt loam, 0 to 2 percent slopes	1	142	191	62	12.7
86B2	Osco silt loam, 2 to 5 percent slopes, eroded	2e	133	180	56	3.7
567B	Elkhart silt loam, 2 to 5 percent slopes	2e	124	169	53	2.9
715A	Arrowsmith silt loam, 0 to 2 percent slopes	1	140	190	61	1.3
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2e	131	178	56	1.3
171B	Catlin silt loam, 2 to 5 percent slopes	2e	137	185	58	0.1
67A	Harpster silty clay loam, 0 to 2 percent slopes	2w	133	182	57	0.1
TOTAL			140.3	188.9	61.3	46.8

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 2026 payable in 2027 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 is subject to the current crop being harvested.

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 McLean County Title.

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

Closing: The sale closing is on October 16, 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 McLean County Title.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in three individual tracts by Buyer's Choice. This method of sale allows the highest bidder to choose any or all tracts or any combination of tracts. After the highest bidder has made their selection, a new round of bidding will begin with the highest bidder of that round making their selection. This process goes on until all tracts are sold. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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: Keith Fluegel

Auctioneer: Chad Bals, License#: 441.002676

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, August 12, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, August 19, 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 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.