Farmers National Company

www.FarmersNational.com

L-2600465

SCAN THE QR CODE FOR MORE INFO!

ONLINE AUCTION

47.04± Acres, Logan County, Illinois

Bidding starts: Tuesday, August 25, 2026, at 10:00 AM
Bidding closes: Tuesday, September 1, 2026, at 10:00 AM

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

Highlights:

- Open Tenancy for 2027
- Unimproved Tillable Land

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

Property Information

Directions to Property:
One-half mile west of Chestnut, Illinois, on 950th Street.

Legal Description:
S34 T19 R1 (PB 2 P97) Ex 1 A Lot NW (PIN: 03-034-013-00).

Farm Data:

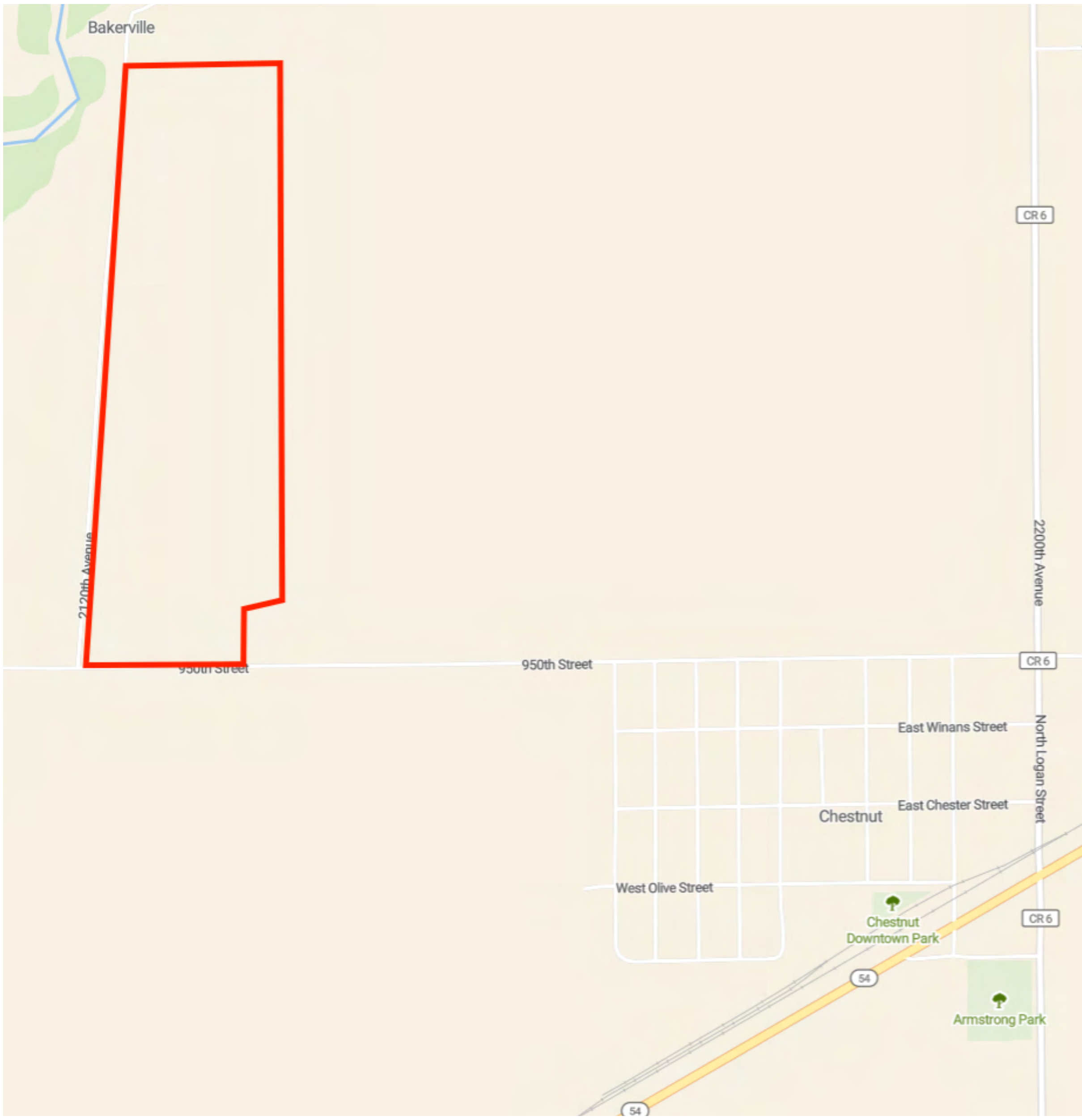
Cropland	44.72 acres
Non-crop	.82 acres
Woods	1.50 acres
Total	47.04 acres

FSA Information:

	Base	Yield
Corn	22.50 acres	169 bushels
Soybeans	22.50 acres	45 bushels

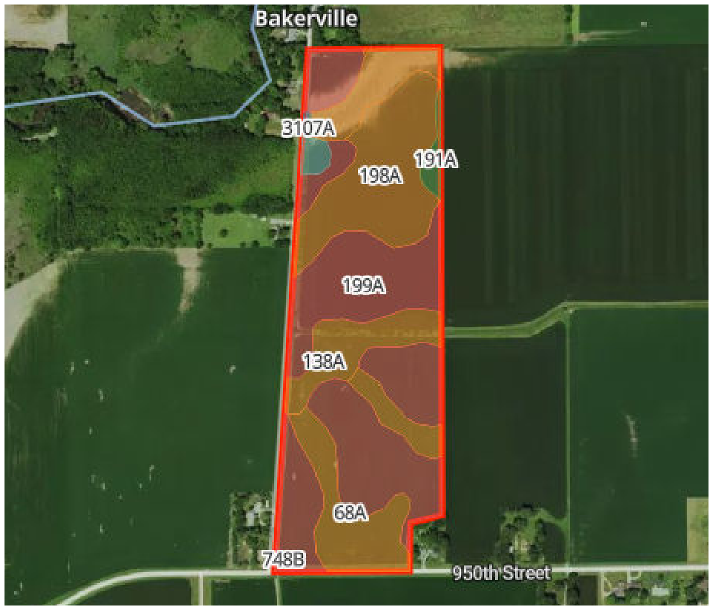
2025 Taxes:
$2,825.12
Tax ID: 03-034-013-00

Property Location



Aerial Map

Soil Map



Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (PI)
199A	Plano silt loam, 0 to 2 percent slopes	48.8%	22.7	1	--	142
68A	Sable silty clay loam, 0 to 2 percent slopes	20.1%	9.4	2w	--	143
198A	Elburn silt loam, 0 to 2 percent slopes	19.6%	9.1	1	--	143
138A	Shiloh silty clay loam, 0 to 2 percent slopes	8.2%	3.8	2w	--	130
191A	Knight silt loam, 0 to 2 percent slopes	1.4%	0.6	2w	--	121
199B	Plano silt loam, 2 to 5 percent slopes	1.3%	0.6	2e	--	141
310...	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.3%	0.1	3w	--	125
748B	Plano silt loam, sandy substratum, 2 to 5 percent slopes	0.3%	0.2	2e	--	141

Online 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 will be granted at closing on October 2, 2026, or such other date agreed to by the parties. Subject to current lease.

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 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 title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on October 2, 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.

Auction Sales: The real estate will be offered in one individual tract. All bids are open for advancement starting **Tuesday, August 25, 2026, at 10:00 AM until Tuesday, September 1, 2026, at 10:00 AM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes time frame. All decisions of Farmers National Company 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: The Obery Family Revocable Trust

Online Bidding Procedure: The online bidding begins on **Tuesday, August 25, 2026, at 10:00 AM until Tuesday, September 1, 2026, at 10:00 AM.**

To register and bid on this auction go to: www.fncbid.com

Bidders can also bid in person at the Farmers National Company office located at 2205 E. Empire, Suite K Bloomington, IL 61704. Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

All bids on the tract 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.