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L-2600474

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FOR SALE BY BIDS

80± Acres, Iroquois County, Illinois

BIDS DUE: Thursday, September 17, 2026, by 11:00 AM

Contact Agent for Additional Details!

Highlights:

- **Iroquois County - Onarga Township**
- **125.1 Soil PI**
- **Quality tillable soils with good road access**



For additional information, please contact:

Ryan Vance, Broker | (217) 372-5612

RVance@FarmersNational.com

Property Information

Directions to Property:

Five Miles East of Onarga, Illinois, on East 1400 North Road.

Legal Description:

Onarga Twp. Section 26- E 1/2 of the NW 1/480

Farm Data:

Cropland 80 acres

2025 Taxes:

\$3,209.32

Property Location



Aerial Map



Soil Map



125.1 / 147 PI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (PI)
●	235A	Bryce silty clay, 0 to 2 percent slopes	40.7%	32.8	3w	--	120
●	69A	Milford silty clay loam, 0 to 2 percent slopes	30.9%	25	2w	--	128
●	189A	Martinton silt loam, 0 to 2 percent slopes	23.5%	19	1	--	130
●	295A	Mokena silt loam, 0 to 2 percent slopes	4.8%	3.9	2s	--	126



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 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 November 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 Iroquois Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Iroquois Title, the required earnest payment. The Seller will provide a current abstract of title at their expense. 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 equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on November 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 Iroquois 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 not be adjusted to reflect any difference between the advertised and actual surveyed acres.

For Sale by Bids: Written bids will be received at the office of Ryan Vance, P.O. Box 208, Buckley, Illinois 60918 or by email to RVance@FarmersNational.com, up to **Thursday, September 17, 2026, at 11:00 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 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: Thomas Nolan Munson Estate



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