FARMERS NATIONAL COMPANY

L-2600550



SCAN THE QR CODE FOR MORE INFO!

FOR SALE BY BIDS

279.21+/- Acres, Pike County, Illinois

BIDS DUE: Friday, October 30, 2026 by 12:00 PM

Contact Broker for Additional Details!

Highlights:

- Selling as one tract
- Excellent combination of tillable ground, pastureland and recreational opportunities
- Excellent road frontage



For additional information, please contact:
Adam Kestner, AFM/Broker | (217) 430-9391
AKestner@FarmersNational.com

Property Information

Directions to Property:

From Barry, Illinois, travel west on State Highway 106 four miles to 230th Street. At 230th Street head north to 315th Avenue and continue to follow for 1.5 miles. The southwest side of the farm lies along the east side of 225th Street while the north end of the farm lies at the intersection of 335th Avenue and 230th Street. The east side of the farm lies along 233rd Street, which is a gravel road.

Legal Description:

The West Half of the Southwest Quarter of Section 4, and the East half of the Southeast Quarter of Section 5, in Township 4 South, Range 6 West of the Fourth Principal Meridian, situated in the County of Pike, in the State of Illinois.

The North One-half of the Northeast Quarter of Section Eight (8), in Township Four (4) South, Range Six (6) West of the Fourth Principal Meridian, situated in the County of Pike, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this state.

The Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Nine (9), in Township Four South, Range Six (6) West of the Fourth Principal Meridian, and a strip of land one (1) rod wide across the North side of the Northeast Quarter (NE ¼) of the said Northwest Quarter (NW1/4) of said Section Nine (9), all situated in the County of Pike and State of Illinois, situated in the County of Pike, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this state.

Property Description:

This is an outstanding opportunity for farmers and investors alike to acquire a highly versatile property offered as a single tract. Approximately 75% of the farm is tillable, with the predominant soil types consisting of Winfield-Menfro-Baylis silt loam and Winfield silty clay loam. The tillable acreage carries a weighted Crop Productivity Index (PI) of 105, reflecting its strong agricultural potential. In addition to its productive farmland, this tract offers excellent hunting and recreational opportunities, creating a rare combination of income-producing acreage and outdoor enjoyment. The residence, machine shed, and grain bin have been surveyed out and will remain with the Sellers.

The tillable farmland is subject to a cash rent lease for the 2027 crop year, with lease income transferring to the new owner. In addition, the property is enrolled in a hunting lease that extends through June 16, 2027. The Seller will retain all 2026 income from both the tillable and hunting acreage. Contact Adam for more details.

Improvements:

Electric service is available on the property through an existing power meter. While no water well is currently in place, rural water is available in the area and may provide an opportunity for future hookup, subject to provider approval and availability. The electric fence, corral gates, and concrete feed bunks in the pasture acreage belong to the current tenant.

Farm Data:

Cropland	209.60 acres
Pasture	20.22 acres
Timber	49.39 acres
Total	279.21 acres

FSA Information:

Farm 7692 - Tracts 279, 376, 380
Enrolled in the ARC County Program

	Base	Yield
Corn	146.47 acres	133 bushels
Soybeans	48.83 acres	40 bushels

2025 Taxes:

$7,990.54

Location Map





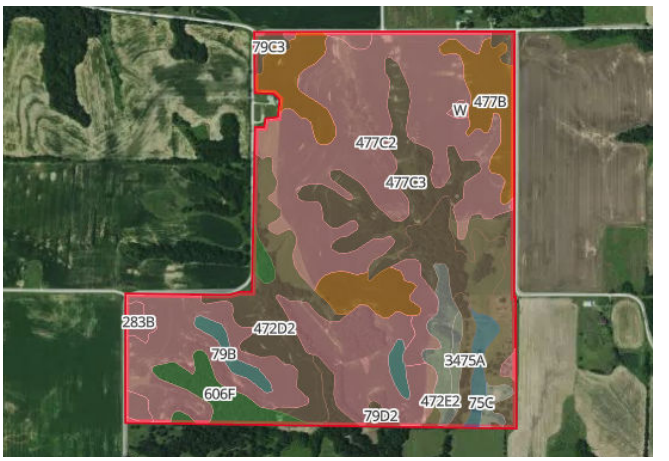
Aerial Map







Soil Map



105/147 PI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Clas
	477…	Winfield silt loam, 5 to 10 percent slopes, eroded	28.3%	78.9	3e	--
	79C2	Menfro silt loam, 5 to 10 percent slopes, eroded	18.7%	52.2	3e	--
	472…	Baylis silt loam, 10 to 18 percent slopes, eroded	15.1%	42.1	6e	--
	477…	Winfield silty clay loam, 5 to 10 percent slopes, severely eroded	11.0%	30.7	4e	--
	477B	Winfield silt loam, 2 to 5 percent slopes	10.8%	30	2e	--
	606F	Goss gravelly silt loam, 18 to 35 percent slopes	3.8%	10.6	7e	--
	472E2	Baylis silt loam, 18 to 25 percent slopes, eroded	3.0%	8.5	7e	--
	347…	Elsah gravelly loam, 0 to 2 percent slopes, frequently flooded	2.2%	6.3	2s	--
	79B	Menfro silt loam, 2 to 5 percent slopes	1.9%	5.2	2e	--
	283B	Downsouth silt loam, 2 to 5 percent slopes	1.6%	4.6	2e	--
	75C	Drury silt loam, 5 to 10 percent slopes	1.4%	3.9	3e	--
	7075B	Drury silt loam, 2 to 5 percent slopes, rarely flooded	0.7%	2	2e	--
	79D2	Menfro silt loam, 10 to 18 percent slopes, eroded	0.7%	1.9	3e	--
	79C3	Menfro silty clay loam, 5 to 10 percent slopes, severely eroded	0.6%	1.7	4e	--
	W	Water	0.2%	0.6	8	--

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 December 11, 2026, or such other date agreed to by the parties. Subject to both tillable and hunting leases.

Earnest Payment: A 10% earnest money deposit is required from the successful bidder. The payment must be in the form of wired funds. All funds will be deposited and held by West State Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with West State Title Company 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 by paid by the Seller. 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 will be on December 11, 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 West State Title Company.

Sale Method: Written bids will be received at the office of **Adam Kestner, PO Box 319, Camp Point, Illinois 62320 or emailed to AKestner@FarmersNational.com up to Friday, October 30, 2026 at 12:00 PM.** 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.

Sellers: George R Smith Estate c/o Jennie Lynn Smith, Carrie Lynn Moore, Co-Executors



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