



We Know Farms. We Sell Farms.

27 E Liberty Lane • Danville, IL 61832

217-477-5700

www.Ag-Exchange.com

Thursday, April 25th • 7:00 pm (CST)

Auction will be held at the Cardinal Creek Golf Course in Beecher, IL



FARMLAND AUCTION

± **100 acres**
Offered in 4 Tracts

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Danville, IL
Permit No. 234

Thursday, April 25th • 7:00 pm (CST)

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- Productive farmland
- Large acreage, farmette build sites.
- Excellent mix of wooded and tillable acres.
- Open farm tenancy for 2019 crop year.
- Located 5 minutes southeast of Beecher, IL.

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Located in Part of Section 35,
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Auction date:

Thursday, April 25th, 7:00 pm (CST)

Auction location:

Cardinal Creek Golf Course
615 Dixie Hwy., Beecher, IL 60401

Property location:

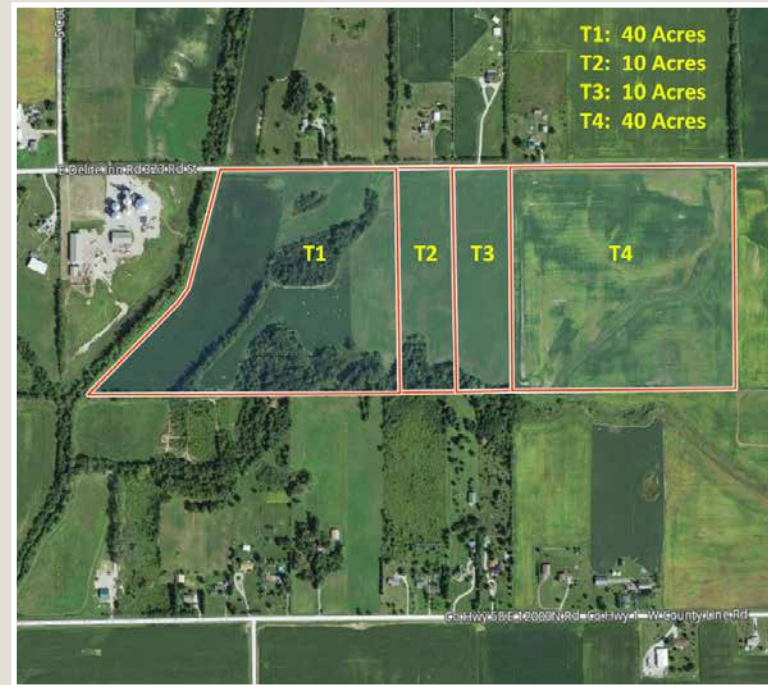
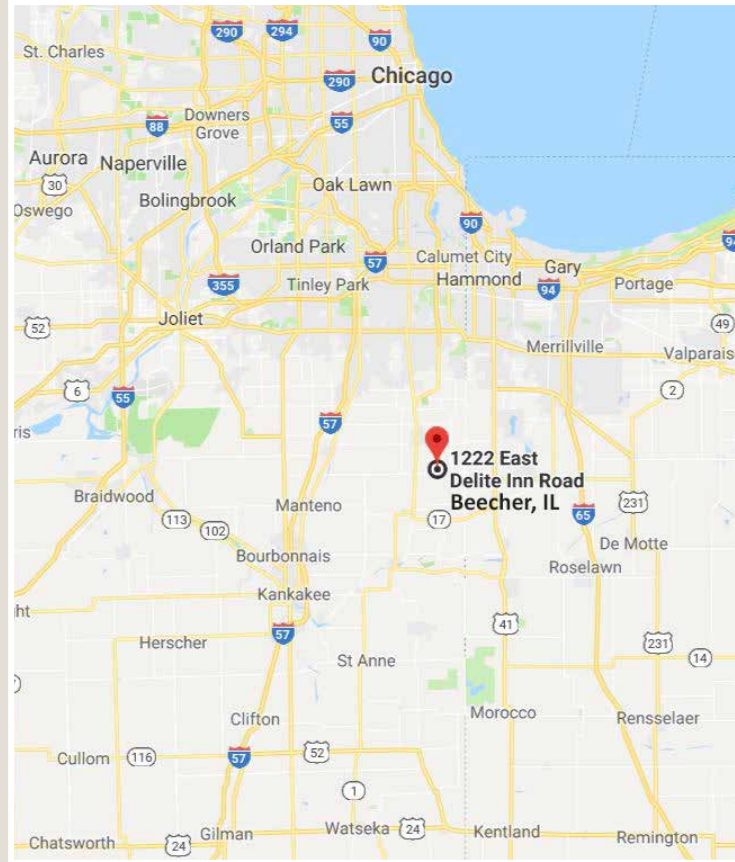
Directions to the property from Beecher, IL.
South 2.5 miles on Rt.1. East 1.8 miles on Delite Inn Rd.
Look for auction signs.
Part of section 35, T33N-R14E Washington TWP.,
Will County, IL

Property Site Address:

1222 East Delite Inn Rd., Beecher IL, 60401

Inspection Dates:

Feel free to inspect the property at your leisure.
Walking access only.
An Ag Exchange representative will be
on site to answer questions.
Saturday, April 13th and Saturday, April 20th 9AM to 11AM.



Tracts will be offered in combination. Bid your combination of tracts. All of the tracts have road frontage on East Delite Inn Rd, electricity is present. T2 and T3 will have 330' of frontage on East Delite Inn Rd.

Property Information:

- T1:** +/- 40 acres consisting of +/- 29.5 tillable acres and +/- 10.5 wooded acres. Secluded country estates build site with a variety of terrain changes. Part of PIN# 22-22-35-300-029-0000. Estimated 2017 payable 2018 real estate tax \$898.24
- T2:** +/- 10 acre farmette build site consisting of +/- 8.2 tillable acres and +/- 1.8 wooded acres. Part of PIN# 22-22-35-300-029-0000. Estimated 2017 payable 2018 real estate tax \$224.56
- T3:** +/- 10 acre farmette build site consisting of +/- 9.5 tillable acres and +/- .5 wooded acres. Part of PIN# 22-22-35-300-029-0000. Estimated 2017 payable 2018 real estate tax \$224.56
- T4:** +/- 40 acres consisting of +/- 38.5 tillable acres. Excellent country estate build site. The north +/- 40 acres of PIN# 22-22-35-400-011-000. Estimated 2017 payable 2018 real estate tax \$1,080.00

The 4 tracts are splits out of 2 separate PIN #'s.
PIN# 22-22-35-400-011-0000 81.63 Acres: 2017 payable 2018 real estate tax \$2,208.62 and
PIN# 22-22-35-300-029-0000 60.26 Acres: 2017 payable 2018 real estate tax \$1,353.20
PIN #'s are located in Washington TWP., Will County IL.

Auction Terms and Conditions

Procedure: Property will be offered in 4 individual tracts, and any combination of tracts 1 through 4. The property will be sold in the manner of the highest total sale price. Seller reserves the right to reject any and all bids. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

Acceptance of Bid Prices/Contracts: All successful bidders will sign a sale contract at the auction site immediately following the close of the bidding. Copies of such contracts are available for review at the office of the auctioneer.

Down Payment: A 10% earnest money deposit of the total contract purchase price will be due immediately after being declared the Buyer. The down payment may be paid in the form of a personal check, business check, or cashier's check. The balance of the contract purchase price is due at closing.

Closing: Closing shall take place 33 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before May 28th, 2019.

Possession: Possession will be given at closing. Successful bidders will have the right to enter the property following the auction to begin customary planting practices.

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a trustee's deed conveying to the buyer(s). Sellers shall pay the premium for the Title Insurance Policy and the sellers' search charges. Commitments for Title Insurance will be available for review at the office of the auctioneer and at the auction site. Bidders shall be deemed to have reviewed and approved the Title Commitments by submitting bids.

Real Estate Taxes and Assessments: Seller shall pay all 2018 real estate taxes and drainage assessments due and payable in 2019. Buyer shall assume any taxes and drainage assessments thereafter.

Survey: A new survey shall be provided where there is no existing legal description. Any need for a new survey shall be determined solely by the Seller. If a survey is needed the cost of a new survey will be split equally between the Buyer and Seller. The type of survey performed shall be at the seller's option and sufficient for providing title insurance.

Mineral Rights: The sale of the property shall include all mineral rights owned by the seller, if any.

Agency: Ag Exchange Inc. and its representatives are Exclusive Agents of the Seller.

Disclaimer and Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the sales contract.

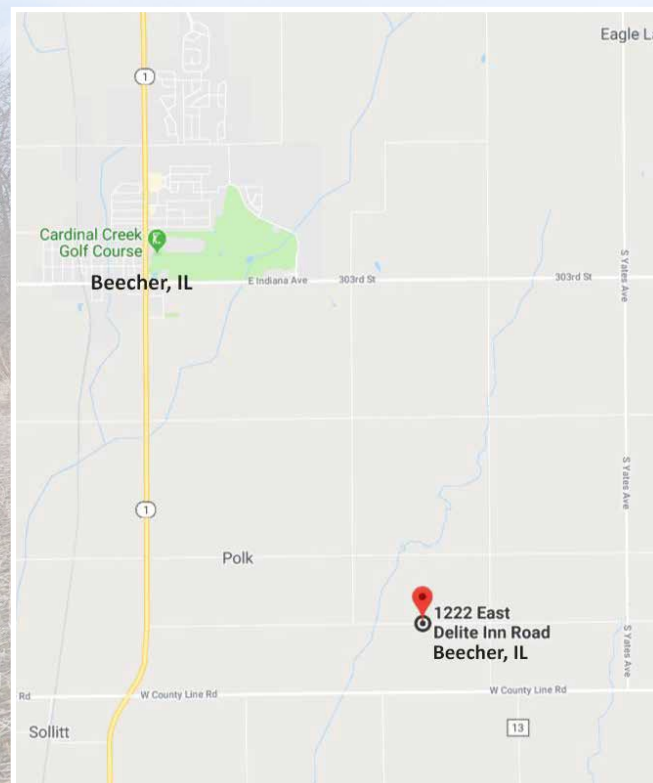
ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE

The property is being sold on an "as is" basis, and no warranty or representation either expressed or implied, concerning the condition of the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning this property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this brochure are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The sellers and the auction company reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. All decisions of the auctioneer are final.

Sellers: Heldt Martha R. Revocable Living Trust and Yvonne K. Reichers Revocable Living Trust and Michelle Allen Living Trust

Property Description:

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- **Excellent mix of wooded and tillable acres.**
- **Open farm tenancy for 2019 crop year.**
- **Located 5 minutes southeast of Beecher, IL.**



Contact Travis Selby for additional property information
Office: 217-477-5700 • Cell: 217-304-1686
visit www.Ag-Exchange.com



Travis Selby, Auctioneer, 217-304-1686
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Ag Exchange Farm Real Estate
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