



We Know Farms. We Sell Farms.

27 E Liberty Lane • Danville, IL 61832

217-477-5700

www.Ag-Exchange.com

Tuesday, April 24<sup>th</sup> • 10:00 am (CST)

Auction will be held at the Vermilion County Farm Bureau Office in Danville, IL

# FARMLAND AUCTION

## ± 166.5 acres

Offered in 3 Tracts

PRSR STD  
U.S. Postage  
PAID  
Danville, IL  
Permit No. 234



Tuesday, April 24<sup>th</sup> • 10:00 am (CST)

# FARMLAND AUCTION

## ± 166.5 acres

Offered in 3 Tracts

- Highly Productive, Class A Soils
- Recreational Wooded Land
- Rural Residential Building Sites
- Black Top Road Frontage with easy access to Interstate 74

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Located in Part of Sections 16 & 21 Oakwood TWP in Vermilion County, Illinois

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**Auction date:**

Tuesday, April 24th, 10:00 am (CST)

**Auction location:**

Vermilion County Farm Bureau Office  
1905 US-150, Danville, IL 61832

**Property location:**

Farm is located 1 mile south of Muncie, IL. 15 minutes west of Danville, IL. 25 minutes east of Champaign, IL.  
Part of sections 16 & 21, Oakwood TWP., Vermilion County, IL.  
Property Site Address:  
5350 E. Lincoln Trail Road, Fithian, IL 61844



**Property Information:**

Tract 1: +/- 80 Acres, +/- 79.44 Acres Tillable, 143.3 PI  
Highly productive, well drained, Drummer Flanagan soils.  
Located 1/2 mile south of Muncie IL. 500 North and 1600 North/Lincoln Trail Rd.  
Part of section 16, T19N – R13W, Oakwood TWP., Vermilion County, IL.

Tract 2: +/- 46.50 Acres, +/- 43 Acres Tillable, 130.7 PI  
Highly productive well drained Birbeck, Sabina and Drummer Flanagan soils.  
Farm is located 1 mile south of Muncie, IL. 500 North and 1600 North/Lincoln Trail Rd.  
Part of section 21, T19N – R13W, Oakwood TWP., Vermilion County, IL.

Tract 3: +/- 40 Acres, +/- 35 Acres Wooded, +/- 5 acres tillable  
This is a great recreational hunting tract. Property has a variety of terrain changes with creek frontage. Excellent deer, turkey and small game hunting. Ideal home site locations. Plenty of room for livestock. Access is off of 1600 North/Lincoln Trail Rd. Black Top RD Frontage with easy access to Interstate 74.  
Part of section 21, T19N – R13W, Oakwood TWP., Vermilion County, IL.

Contact Travis Selby for additional property information  
Office: 217-477-5700 • Cell: 217-304-1686  
visit [www.Ag-Exchange.com](http://www.Ag-Exchange.com)

**Auction Terms and Conditions**

**Procedure:** Property will be offered in 3 individual tracts. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING. The trustee reserves the right to accept or reject any and all bids. Final sale shall be subject to court approval.

**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 30 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before May 25, 2018.

**Title:** Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a trustee 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 will assume and pay all 2017 real estate property taxes payable in 2018. Buyer will assume and pay all 2018 real estate property tax payable in 2019.

**Survey:** A new survey shall be provided where there is no existing legal description. The type of survey performed shall be sufficient for providing title insurance. Buyer shall pay 100% of the survey cost.

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

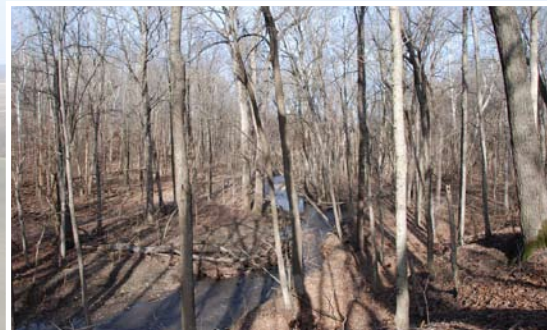
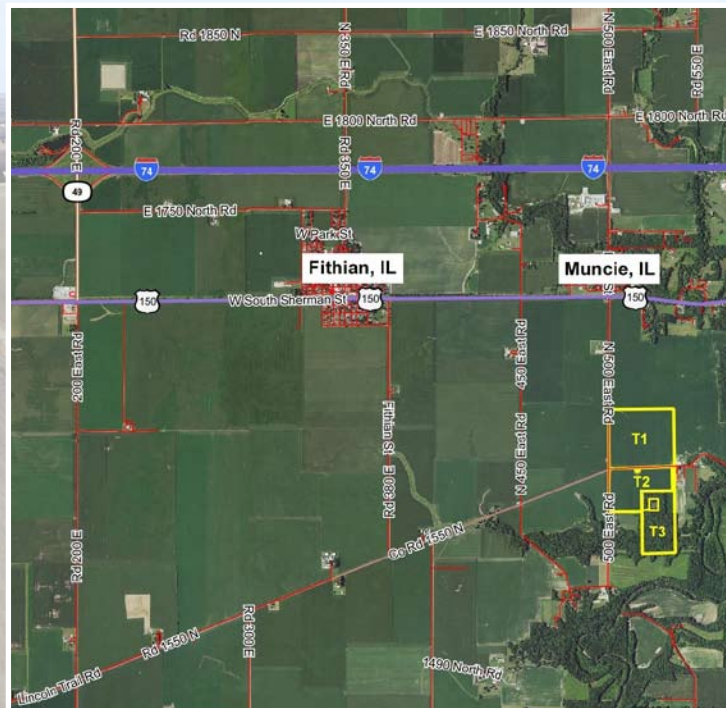
**Agency:** Ag Exchange Inc. and its representatives are Exclusive Agents of the Seller.

**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.

**Seller:** Bankruptcy Estate of Davis



143.3 PI

- Property Description:**
- Highly Productive, Class A Soils
  - Rural Residential Building Sites
  - Recreational Wooded Land
  - Black Top Road Frontage with easy access to Interstate 74



Travis Selby, Auctioneer, 217-304-1686  
IL Lic. # 441.001485  
Ag Exchange Farm Real Estate  
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