



We Know Farms. We Sell Farms.

27 E Liberty Lane • Danville, IL 61832

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Wednesday, November 7th • 10:00 am (CST)

Auction will be held at the
American Legion in Hoopeston, IL



FARMLAND AUCTION

± **80** acres
Offered in
1 Tract

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

Wednesday, November 7th • 10:00 am (CST)

FARMLAND AUCTION

± **80** acres
Offered in 1 Tract

- Productive Soils, 129.6 PI
- Open Farm Tenancy
- Vermilion County, IL Farmland

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Located in Part of the W ½ of the SW ¼ of Section 5,
Grant TWP in Vermilion County, Illinois

FARMLAND AUCTION

Wednesday, November 7th, 10am(CST)
+/- 80 Acres Offered in 1 Tract

- Productive Soils, 129.6 PI
- Open Farm Tenacy
- Vermilion County IL Farmland
- +/- 77.17 Tillable Acres
- 2017 tax payable 2018 \$2079.48

Auction Location:

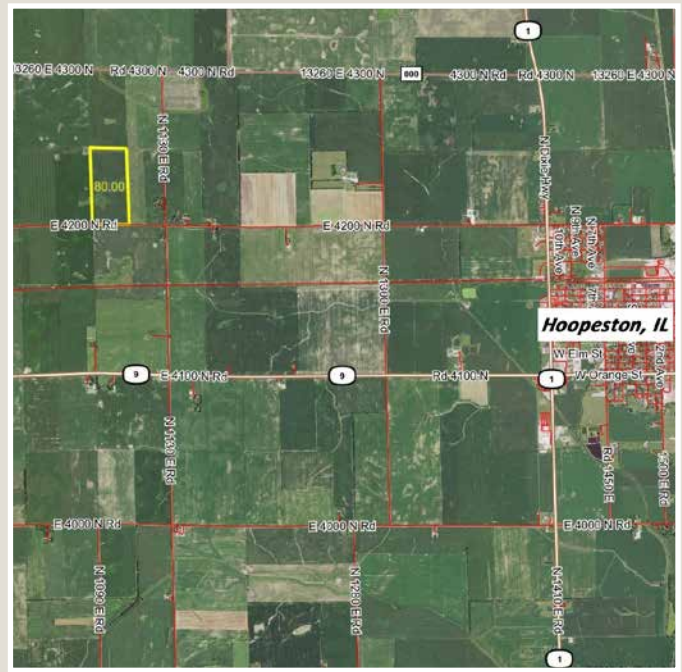
American Legion
 502 E. Penn St.
 Hoopeston, IL 60942

Driving Direction to the Farm:

From Rt 1 and Rt 9 intersection in Hoopeston, IL: 2.5 miles west on Rt 9, north 1 mile on N 1130 Rd, west ¼ mile on E 4200N Rd. look for auction signs.

Contact Auctioneer Travis Selby

IL Lic.# 441.001485
 217.304.1686
 travis@ag-exchange.com
 www.ag-exchange.com



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-h e gume, T/A	Crop productivity index for optimum management
293A	Andres silt loam, 0 to 2 percent slopes	31.48	40.1%		FAV	184	59	71	97	0	0.00	5.39	135
232A	Ashkum silty clay loam, 0 to 2 percent slopes	23.33	29.7%		FAV	170	56	65	85	0	0.00	5.14	127
330A	Peotone silty clay loam, 0 to 2 percent slopes	13.36	17.0%		FAV	164	55	61	78	0	0.00	5.02	123
**294B	Symerton silt loam, 2 to 5 percent slopes	8.34	10.6%		FAV	**177	**55	**68	**91	0	**6.21	0.00	**130
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	2.02	2.6%		FAV	**160	**52	**65	**83	0	0.00	**4.77	**119
Weighted Average						175.1	56.8	67	89.2	*	0.66	4.66	129.6

Auction Terms and Conditions

Procedure: Property will be offered in 1 individual tract. Each bid shall constitute an offer to purchase. The auctioneer will settle any disputes as to the bids and the auctioneer's decision will be final.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

Acceptance of Bid Prices/Contracts: The seller reserves the right to accept or reject any and all bids. The successful bidder 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 December 7, 2018.

Possession: Possession will be given at closing subject to the tenants' rights through the end of the 2018 lease year. Open farm tenancy for 2019.

Title: Seller shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a warranty deed conveying to the buyer(s). Seller 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: Seller shall not provide a survey, and the sale shall not be subject to a survey. Tract acreage is approximate and has been determined by deeds, legal description and aerial photographs.

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: Jennie Scott

