

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-477-5700

www.Ag-Exchange.com

Thursday, October 24th • 6:30 pm (CST)

Auction will be held at the Cresent City
Community Center in Cresent City, IL



FARMLAND AUCTION

± **100 acres**
Offered in
2 Tracts

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Permit No. 234

Thursday, October 24th • 6:30 pm (CST)

FARMLAND AUCTION

± **100 acres**
Offered in
2 Tracts

- Productive Farmland
- Wooded Acreage with Spring Creek Frontage
- Excellent Hunting and Recreational Opportunities
- Large Acreage Build Site

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Cresent City Community Center
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Located in Part of Section 14,
Onarga TWP. Iroquois County, IL

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Auction date:

Thursday, October 24th, 6:30 pm (CST)

Auction location:

Crescent City Community Center, 300 Main Street, Crescent City, IL 60928

Property location:

Part of section 14, T26N – R14W Onarga TWP., Iroquois County, IL

Property Site Address:

1206 E. Township Road 209, Gilman, IL. Look for auction signs.



T1 and T2 will be offered individually. The final sales price of T1 and T2 shall be the per acre bid price times the surveyed acre.

Property Information:

T1: +/- 37 acres consisting of +/- 7.09 tillable acres, 115.8 Pl. and +/- 29.91 wooded acres.

Excellent deer, turkey and small game hunting. Spring Creek frontage. Large acreage build site, black top road frontage.

Part of Section 14, T26N - R14W Onarga TWP. +/- 37 acres of PIN #: 24-14-200-002 Estimated 2018 payable 2019 real estate tax: \$297.00

T2: +/- 63 acres consisting of +/- 63 tillable acres, 125.7 Pl.

Productive farm field, excellent yield history. Open Farm Tenancy

Part of Section 14, T26N - R14W Onarga TWP. +/- 23 acres of PIN #: 24-14-200-002 and +/- 40 acres, PIN#: 24-14-400-001 Estimated 2018 payable 2019 real estate tax: \$1,082.00

Auction Terms and Conditions

Procedure: Property will be offered in 2 individual tracts. The final sale price shall be the bid price per acre times the surveyed acre. 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 November 26th, 2019. Possession: Possession will be given at closing subject to the existing 2019 crop. Seller retains 100% of the 2019 crop.

Title: Seller shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute warranty 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 2019 real estate property taxes payable in 2020.

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: Karen Guth, William Clark, Jim Chaney

Property Description:

- **Productive Farmland**
- **Wooded Acreage with Spring Creek Frontage**
- **Excellent Hunting and Recreational Opportunities**
- **Large Acreage Build Site**



Travis Selby, Auctioneer, 217-304-1686
IL Lic. # 441.001485
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Travis@AgExchange.com • www.AgExchange.com