

**Ag Exchange**  
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-477-5700

www.AgExchange.com

Thursday, January 23<sup>rd</sup> • 11:00 am (CST)

Auction will be held at the Crang-Bennett  
American Legion Post 103 in Clinton, IL



# FARMLAND AUCTION

± **74.4**  
acres Offered in  
2 Tracts

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

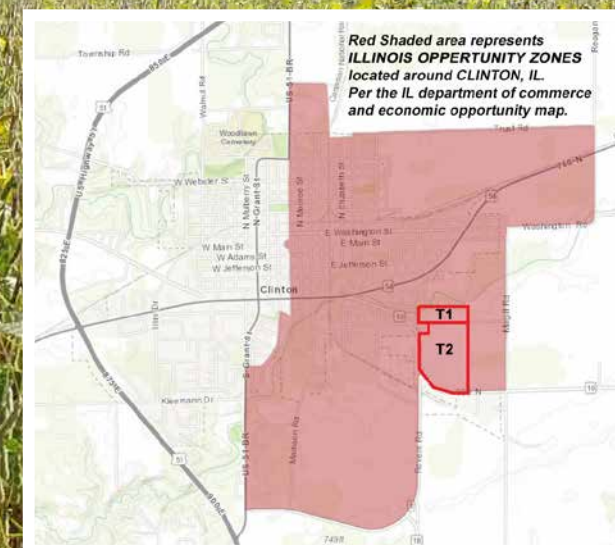
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- Open Farm Tenacy
- Productive Soils
- Development Potential

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Located in Part of Section 35,  
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Offered in 2 Tracts

**Auction date:**  
Thursday, January 23rd, 11:00 am (CST)

**Auction location:** Crang-Bennett American Legion Post 103, 219 N. Elizabeth St., Clinton, IL 61727  
Auctioneer, Travis Selby, IL Lic. # 441001485

**Property Address:**  
10542 Jemima Rd, Clinton, IL 61727

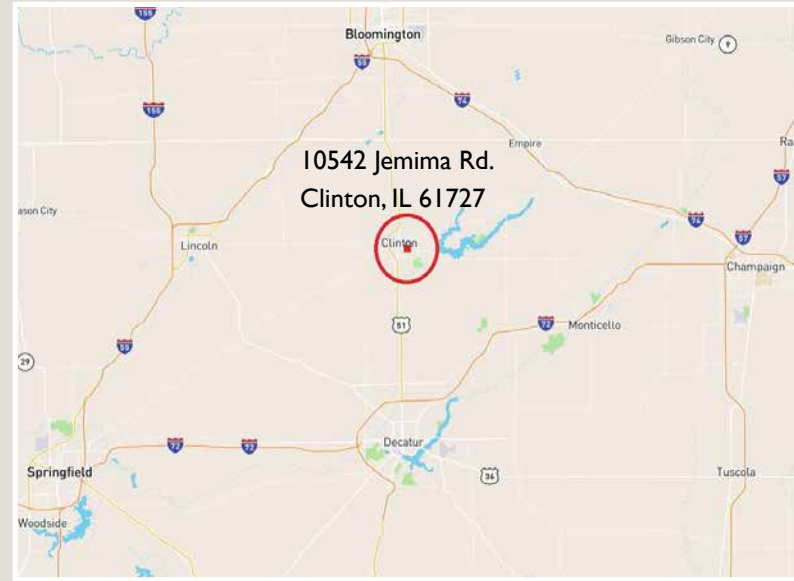
Farm is located on the southeast side of Clinton, IL along IL RT-10

Part of section 35, T20N – R2E, Clintonia TWP, Dewitt County Illinois.

**Property Description:**

- **Open Farm Tenancy**
- **Productive Farmland**
- **Development Potential**

Contact Stephanie Spiros for additional information  
217-304-0404 • Stephanie@AgExchange.com • www.AgExchange.com



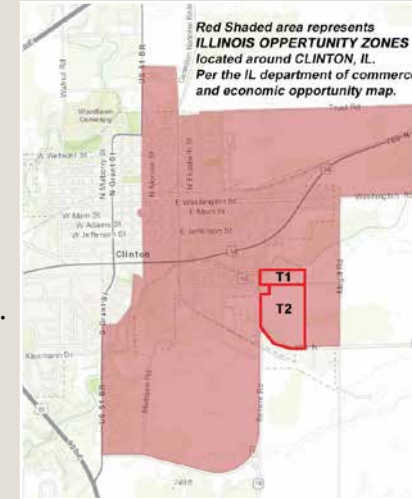
**Property Information:**

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

Tracts are located within the Illinois Department of Commerce Economic Opportunity Zone - red shaded area.

**T1:** +/- 15.4 Acres, +/- 13.40 Tillable Acres, 136.9 PI  
Estimated 2018 payable 2019 tax \$328.00  
Excellent frontage on Jemima Rd. CR 640N.  
Part of Parcel # 07-35-400-003; Zoned I2 Heavy Industrial.  
Tract is located north of the centerline of Jemima Rd. CR 640N.

**T2:** +/- 59 Acres, +/- 55.59 Tillable Acres, 138.4 PI  
Estimated 2018 tax payable 2019 tax \$1,330.59  
Parcel # 07-35-400-002; Zoned Industrial, +/- 2.28 Acres.  
Parcel # 07-35-400-003; Zoned I2 Heavy Industrial.  
(+/- 56.72 Acres located south of the centerline of Jemima Rd. CR 640N.)  
Excellent frontage on IL-10 E/500 N. and Jemima Rd, CR 640N.  
5 grain bins, approximately 3,500 bushel each.



**Auction Terms and Conditions**

**Procedure:** T1 and T2 will be offered individually and in combination. The final sales price of T1 and T2 if sold separately shall be the per acre bid price times the surveyed acre. In the event one buyer purchases both tracts, the final sale price shall be the bid price per acre times the deeded acres. County records indicate 74.4 acres in total. 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 February 25th, 2020.

**Possession:** Possession will be given at closing.

**Title:** Sellers 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.

**Seller:** First State Bank as custodian of named IRAs

T1 SOIL CHART										
Area Symbol: IL039, Soil Area Version: 11										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Crop productivity index for optimum management
**749B	Buckhart silt loam, till substratum, 2 to 5 percent slopes	7.74	56.4%		FAV	**188	**60	**73	**99	**141
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	5.66	41.2%		FAV	**178	**56	**69	**94	**131
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.33	2.4%		FAV	190	61	73	97	140
<b>Weighted Average</b>						<b>183.9</b>	<b>58.4</b>	<b>71.4</b>	<b>96.9</b>	<b>136.9</b>

T2 SOIL CHART										
Area Symbol: IL039, Soil Area Version: 11										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	18.80	33.8%		FAV	192	63	74	99	143
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	15.32	27.5%		FAV	**178	**56	**69	**94	**131
43A	Ipava silt loam, 0 to 2 percent slopes	11.04	19.8%		FAV	191	62	77	100	142
**749B	Buckhart silt loam, till substratum, 2 to 5 percent slopes	8.29	14.9%		FAV	**188	**60	**73	**99	**141
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.24	4.0%		FAV	164	55	61	78	123
<b>Weighted Average</b>						<b>186.2</b>	<b>60.1</b>	<b>72.5</b>	<b>97</b>	<b>138.4</b>



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