

# Ag Exchange

We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

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Thursday, February 27<sup>th</sup> • 11:00 am (CST)

Auction will be held at the Bunker Hill  
City Hall in Bunker Hill, IL



# FARMLAND AUCTION

**±59 acres**  
Offered in  
1 Tract

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

Thursday, February 27<sup>th</sup> • 11:00 am (CST)

# FARMLAND AUCTION

**±59 acres**  
Offered in 1 Tract

- Productive Soils
- Open Farm Tenancy
- Macoupin County, IL  
Farmland

Auction will be held at the  
Bunker Hill City Hall in Bunker Hill, IL

Located in Part of the South ½ of Section 2,  
Brighton TWP. in Macoupin County, Illinois

# FARMLAND AUCTION

Thursday, February 27<sup>th</sup>, 11am(CST)  
+/- 59 Acres Offered in 1 Tract

- Productive Soils
- Open Farm Tenancy for 2020
- Macoupin County, IL Farmland
- +/- 58.83 Tillable Acres, 108 PI

## Auction Location:

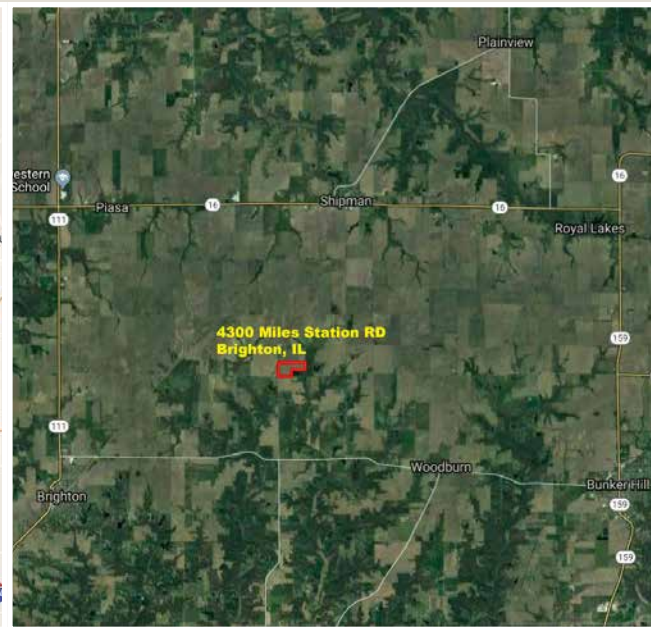
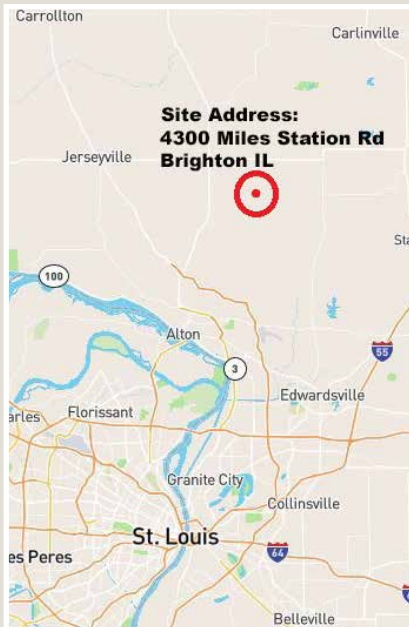
Bunker Hill City Hall  
801 S. Franklin St.  
Bunker Hill, IL 62014

## Driving Direction to the Farm from Brighton, IL:

2 miles north on IL-111, east 4 miles on Miles Station Rd. The farm is located at the intersection of N. Fosterburg Rd. and Miles Station Rd.

## Contact Auctioneer Travis Selby

IL Lic.# 441.001485  
217.304.1686  
travis@agexchange.com  
www.agexchange.com



## 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 33 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before March 31<sup>st</sup>, 2020.

**Possession:** Possession will be given at closing. Open farm tenancy for 2020 crop year.

**Title:** Sellers 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 2019 real estate property taxes payable in 2020. Buyer will assume and pay all 2020 real estate property tax payable 2021.

**Survey:** A survey will be required to determine boundaries and acreage. The cost of the survey shall be split equally between buyer and seller. The type of survey performed shall be at the seller's option and sufficient for providing title insurance, calculating total acreage and setting boundaries.

The final sale price shall be the high bid price times the surveyed acres.

**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:** LAKE CHARLENE LLC

