

# Ag Exchange

We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

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www.AgExchange.com

Tuesday, March 9<sup>th</sup> • 10:00 am (CST)

Auction will be held at the  
Turtle Run Banquet Center in Danville, IL



Highly Productive Soils  
100% Tillable, 127.8 PI

# FARMLAND AUCTION

± **142.25**  
acres Offered in  
1 Tract

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

Tuesday, March 9<sup>th</sup> • 10:00 am (CST)

# FARMLAND AUCTION

± **142.25** acres  
Offered in 1 Tract

- Highly Productive Soils
- 100% Tillable, 127.8 PI
- Buyer assumes the owner's 50% share crop agreement obligation for 2021 crop year

Auction will be held at the  
Turtle Run Banquet Center in Danville, IL

Located in Part of Sections 27 and 34,  
Blount TWP. Vermilion County, IL

# FARMLAND AUCTION

**+/- 142.25 Acres Offered in 1 Tract**

- **Highly Productive Soils**
- **100% Tillable Farm, 127.8 PI**
- **Buyer assumes the owner's 50% share crop agreement obligation for 2021 crop year.**

**Farm Address:**  
**13433 E 2550 North Rd,**  
**Danville, IL 61834**  
**Part of sections 27 and 34,**  
**T21N – R12W**  
**Blount TWP. Vermilion County, IL.**

**Tuesday, March 9<sup>th</sup>, 10 am (CST)**  
**Auction Location: Turtle Run**  
**Banquet Center, Danville, IL**  
**332 E. Liberty Ln., Danville, IL 61832**

**Contact Auctioneer Travis Selby**  
**IL Lic# 441.001485**  
**217.304.1686**  
**travis@agexchange.com**  
**www.agexchange.com**



**Vermilion County, IL PIN Numbers:**  
**13-27-300-003 (40A); 13-27-400-004 (20A); 13-27-400-005 (20A); 13-34-200-004 (62.25A)**  
**2019 payable 2020 Tax: \$4,757.72**

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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	79.85	56.0%		FAV	170	56	65	85	127
146A	Elliott silt loam, 0 to 2 percent slopes	40.14	28.2%		FAV	168	55	68	87	125
293A	Andres silt loam, 0 to 2 percent slopes	22.56	15.8%		FAV	184	59	71	97	135
<b>Weighted Average</b>						<b>171.7</b>	<b>56.2</b>	<b>66.8</b>	<b>87.5</b>	<b>127.7</b>

## Auction Terms and Conditions

### Procedure:

Property will be offered as 1 tract. +/- 142.25 Acres, 100% Tillable, 127.7 PI  
**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 10% down payment will be held in Escrow with Vermilion County Title Company. 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 April 8th, 2021.

**Possession:** Possession will be given at closing, subject to the existing 2021 crop lease. Said 2021 crop lease is a verbal, 50% owner and 50% farm tenant crop share agreement. The buyer assumes the owners' 50% share crop obligation for 2021 crop year.

**Title:** Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute an Executors 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 2020 real estate property taxes payable in 2021. Buyer will assume and pay all 2021 real estate property tax payable in 2022 and beyond.

**Survey:** A new survey shall not be provided, and the sale shall not be subject to a survey. The farm will be sold per deeded acre.

**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:** Estate of Carolyn Szabo, William Rook, Independent Executor

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