

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Friday, September 10th • 2:00 pm (CST)

Auction will be held at the
Georgetown Fair Banquet Center,
Georgetown, IL



LAND AUCTION

± **150.5**
acres Offered in
2 Tracts

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

Friday, September 10th • 2:00 pm (CST)

LAND AUCTION

± **150.5** acres
Offered in 2 Tracts

Auction will be held at the
Georgetown Fair Banquet Center,
Georgetown, IL

Ag Exchange
We know farms. We sell farms.

Located in Vance TWP. Vermilion County, IL

Friday, September 10th • 2:00 pm (CST)

LAND AUCTION

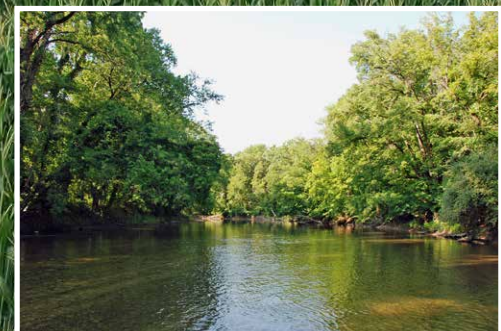
± **150.5** acres
Offered in
2 Tracts

- Highly Productive Soils
- Recreational Wooded Land
- Salt Fork River Frontage
- Rural Residential Build Site
- Salt Fork Community School District 512

Auction will be held at the
Georgetown Fair Banquet Center,
Georgetown, IL

Ag Exchange
We know farms. We sell farms.

Located in Vance TWP. Vermilion County, IL



Friday, September 10th • 2:00 pm (CST)

± 150.5 acres

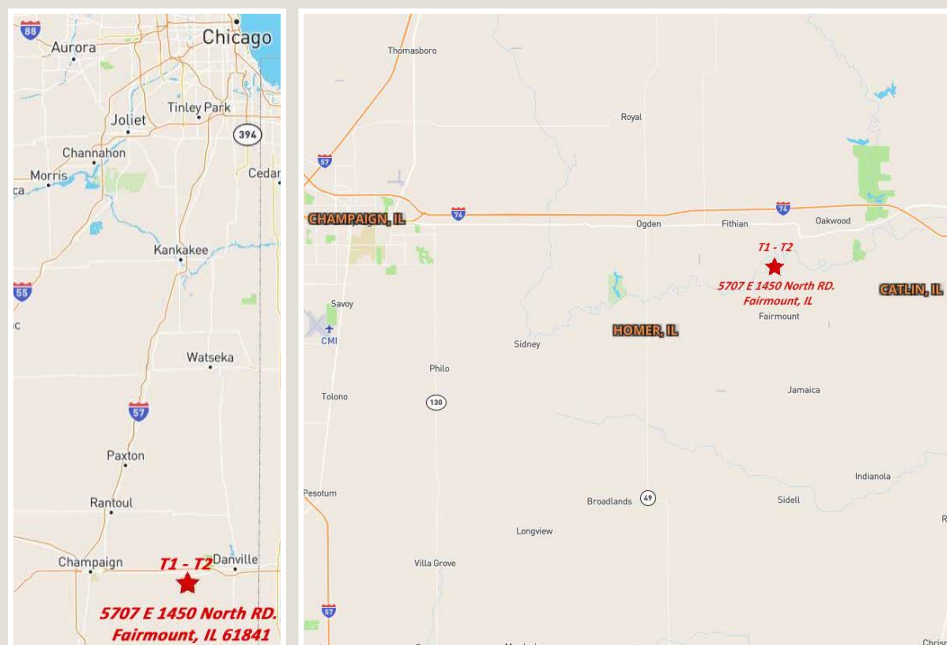
Offered in 2 Tracts

Auction Date:
Friday, September 10th, 2:00 pm (CST)

Auction Location:
Georgetown Fair Banquet Center
413 N Seminary Street
Georgetown, IL 61846

- Property Description:**
- Highly Productive Soils
 - Recreational Wooded Land
 - Salt Fork River Frontage
 - Rural Residential Build Site
 - Salt Fork Community School District 512

Farm Site Location:
5707 E 1450 North Rd., Fairmount, IL 61841
+/- 150.5 acres offered in 2 Tracts,
Vermilion County, IL, Part of the north 1/2
of section 28, T19N – R13W,
Vance TWP.



Farm is located 3 miles north of Fairmount, IL. 8 miles west of Catlin, IL. 9 miles east of Homer, IL. 30 miles east of Champaign - Urbana, IL. 140 miles south of the Chicago land area.



Property Information:

T1 and T2 are splits out of the following Vermilion County, IL Assessor PIN#s:

- 21-28-200-003 (123 Acres) 2020 tax \$4,338.46
- 21-28-200-001 (22 Acres) 2020 tax \$995.52
- 21-28-100-004 (5.5 Acres) 2020 tax \$13.62

Seller will credit buyer at closing for the 2021 payable 2022 realestate tax in the estimated amount of: \$757.60 for T1 and \$4,590.00 for T2.

T1 and T2 will be offered individually. Plat of survey will be available prior to the auction.

T1: +/- 49.5 Acres

Excellent mix of wooded and tillable acres with Salt Fork River Frontage.

+/- 21.35 tillable acres, 121.6 PI. +/- 28.15 wooded acres, mature timber with a variety of terrain changes. Excellent deer, turkey, and small game hunting. The Salt Fork River offers exceptional small mouth bass fishing, kayaking, and camping opportunities.

Several, ideal home construction sites. Salt Fork Community School District 512.

T2: +/- 102 Acres, +/- 98.38 tillable acres, 135.6 PI.

Excellent, high yielding farm. Highly productive soils. 2022 open farm tenancy. Farm consist mainly of Drummer, Flanagan, Sabina and Camden soil types.

For Detailed Information Call Auctioneer and Land Broker Travis Selby, 217-304-1686

T1 Soil Graph										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Crop productivity index for optimum management
236A	Sabina silt loam, 0 to 2 percent slopes	19.43	91.0%		FAV	168	52	65	87	122
**134B	Camden silt loam, 2 to 5 percent slopes	1.92	9.0%		FAV	**164	**50	**63	**86	**118
Weighted Average						167.6	51.8	64.8	86.9	121.6

T2 Soil Graph										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	50.10	51.0%		FAV	194	63	77	102	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	16.28	16.6%		FAV	195	63	73	100	144
**134B	Camden silt loam, 2 to 5 percent slopes	13.94	14.2%		FAV	**164	**50	**63	**86	**118
236A	Sabina silt loam, 0 to 2 percent slopes	13.76	14.0%		FAV	168	52	65	87	122
**570C2	Martinsville loam, 5 to 10 percent slopes, eroded	4.23	4.3%		FAV	**144	**46	**59	**70	**106
Weighted Average						184.1	58.9	71.9	95.9	135.6



Auction Terms and Conditions

Procedure: Property will be offered in 2 individual tracts. Bidding will remain open until auctioneer announces, "bidding closed".
T1: +/- 49.5 Acres, T2: +/- 102 Acres.
BIDDING IS NOT CONDITIONAL UPON FINANCING.
SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS.

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 October 13th, 2021.

Possession: Possession will be given at closing subject to the 2021 farm tenancy rights.

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). 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 credit buyer at closing for the 2021 payable 2022 realestate tax in the amount of: \$757.60 for T1 and \$4,590.00 for T2.

Survey: Survey shall be available prior to the auction.

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: Dorothy Smoot, John M Cast, Fred A Cast Jr, Brian L Cast, Linda L Carder and Suzanne Hobick.

Travis Selby, Auctioneer/Land Broker
IL Lic# 441.001485
Mobile Phone: 217-304-1686
27 E Liberty Lane • Danville, IL 61832
Travis@AgExchange.com • www.Ag-Exchange.com