

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

27 E Liberty Lane • Danville, IL 61832

217-304-1686

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Tuesday, November 16<sup>th</sup> • 10:00 am (CST)

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



# FARMLAND AUCTION

**±50 acres**  
Offered in  
2 Tract

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

Tuesday, November 16<sup>th</sup> • 10:00 am (CST)

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- Excellent Farmland Investment Opportunity
- Annual Wind Farm Payments
- 2022 Open Farm Tenacy

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Located in Butler and Middlefork TWP.  
Vermilion County, IL

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Offered in 2 Tracts

**Auction Date:**

Tuesday, November 16<sup>th</sup>, 10:00 am (CST)

**Auction Location:**

Turtle Run Banquet Center  
332 E Liberty Ln  
Danville, IL 61832

**Property Description:**

- Excellent Farmland Investment Opportunity
- Annual Wind Farm Payments
- 2022 Open Farm Tenancy



T1: +/- 40 Acres, +/- 38.09 Tillable Acres, 123.6 PI.  
Part of section 11, T22N – R13W Butler TWP.  
Vermilion County, IL.  
Assessor PIN 07-11-300-001  
2020 payable 2021 tax \$1,134.02  
Tract 1 is subject to a lease with Hoopeston Wind LLC.



T2: +/- 10 Acres, +/- 9.11 Tillable Acres, 112.5 PI  
Part of section 2, T21N – 13W, Middlefork TWP.  
Vermilion County, IL.  
Assessor PIN 12-02-376-006.  
2020 payable 2021 tax \$218.52

Area Symbol: IL183, Soil Area Version: 16										
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
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	14.79	38.8%		FAV	**160	**52	**65	**83	**119
146A	Elliott silt loam, 0 to 2 percent slopes	14.44	37.9%		FAV	168	55	68	87	125
232A	Ashkum silty clay loam, 0 to 2 percent slopes	6.69	17.6%		FAV	170	56	65	85	127
293A	Andres silt loam, 0 to 2 percent slopes	2.17	5.7%		FAV	184	59	71	97	135
Weighted Average						166.2	54.2	66.5	85.7	123.6

Area Symbol: IL183, Soil Area Version: 16										
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
**387B	Ockley silt loam, 2 to 5 percent slopes	8.99	98.7%		FAV	**154	**49	**60	**78	**114
865	Pits, gravel	0.12	1.3%		CROP YIELD DATA NOT AVAILABLE					
Weighted Average						152	48.3	59.2	77	112.5

## Auction Terms and Conditions

**Procedure:** Property will be offered as 2 individual tracts.  
T1: +/- 40 Acres; T2: +/- 10 Acres  
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 December 16th, 2021.

**Possession:** Possession will be given at closing, subject to the existing 2021 crop.

**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 credit the 2021 real estate property taxes payable in 2022 to the buyer at closing in the amount of \$1,134.02 for T1 and \$218.52 for T2.

**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:** Cindy Lee Sander, Trustee of the Robert L. Alexander Trust

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

Stephanie Spiros  
Managing Broker  
Mobile Phone: 217-304-0404  
Stephanie@AgExchange.com



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