

## Ag Exchange Farmland Auction Schedule:

**+/- 240 Acres, 2 Tracts, Stockland TWP. Iroquois County, IL. **October 28th****

T1: +/- 160 Acres, 131.5 Pl.

T2: +/- 80 Acres, 129.6 Pl.

**+/- 93 Acres, 140 Pl, Georgetown TWP. Vermilion County, IL. **November 4th****

**+/- 236.49 Acres, 3 Tracts, Rosamond TWP. Christian County, IL. **November 12th****

T1: +/- 80.81 Acres, 134.1 Pl.

T2: +/- 75.68 Acres, 134.7 Pl.

T3: +/- 80.00 Acres, 127.4 Pl.

**+/- 80 Acres, 100% Tillable, 139.4 Pl. Marrowbone TWP. Moultrie County, IL. **November 12th****

**+/- 50 Acres, 2 Tracts Butler and Middlefork TWP. Vermilion County, IL. **November 16th****

T1: +/- 40.00 Acres, 123.6 Pl

T2: +/- 10.00 Acres, 112.5 Pl

**+/- 386 Acres, 6 Tracts, Long Point and Saunemin TWP's. Livingston County, IL. **November 18th****

T1: +/- 51 Wooded Acres

T2: +/- 55 Acres, 134.8 Pl.

T3: +/- 51 Acres, 133.5 Pl.

T4: +/- 80 Acres, 117.3 Pl.

T5: +/- 77 Acres, 116.4 Pl.

T6: +/- 74 Acres, 117.2 Pl.

### Auction Terms and Conditions

**Procedure:** Auction method shall be Buyer's Choice and Privilege. Bids will be taken on a per acre basis. The winning bidder can take one, two or all three tracts at the winning price per acre. Tracts not taken by the winning bidder are offered with another round of bidding. 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.

**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 32 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before December 14th, 2021.

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

**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:** 2021 Real estate taxes due and payable in 2022 shall be paid by seller and shown as a credit to buyer at closing. Tax credit amounts are T1: \$2,158.00; T2: \$2,215.00; T3: \$1,986.00.

**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.

**Agency:** Ag Exchange Inc. and their 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:** Klindworth Brothers

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27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Friday, November 12<sup>th</sup> • 2:00 pm (CST)

Auction will be held at the  
Pillars Event Center, Taylorville, IL



**FARMLAND AUCTION**

**±236.49 acres** Offered in 3 Tracts

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

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**FARMLAND AUCTION**

**±236.49 acres** Offered in 3 Tracts

- Highly Productive Farm Ground
- 2022 Open Farm Tenancy

Auction will be held at the  
Pillars Event Center, Taylorville, IL



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

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Travis Selby  
Land Broker and Auctioneer  
IL Lic# 441.001485  
Mobile Phone: 217-304-1686  
Travis@AgExchange.com

**Located in Rosamond TWP. Christian County, IL**

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Friday, November 12<sup>th</sup> • 2:00 pm (CST)

± **236.49 acres**  
Offered in 3 Tracts

**Auction Date:**  
Friday, November 12<sup>th</sup> 2:00 pm (CST)

**Auction Location:**  
Pillars Event Center  
309 E. Market St.  
Taylorville, IL 62568

**Property Description:**

- Highly Productive, Christian County, IL Farmland
- 2022 Open Farm Tenancy

**Tract Location Location:**  
1694 E. 200 North Rd., Rosamond, IL 62083



**Tract 1 Property Information:**

T1: +/- 80.81 Acres, 134.1 PI, +/- 78.88 tillable acres.  
Located in the South Half of the Southeast Quarter of Section 20, Township 11 North, Range 1 West, Rosamond Township, Christian County, Illinois.  
PIN: 14-24-20- 400-003-00  
2020 real estate tax payable 2021:  
\$2,158.00 = \$26.70 per acre.  
Farm is located at the NW. corner of E. 200 North Rd. and N. 1700 East Rd. Rosamond, IL.

T1 SOIL GRAPH										
Area Symbol: IL021, Soil Area Version: 14										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <b>a</b>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <b>b</b>	Crop productivity index for optimum management
50A	Virden silty clay loam, 0 to 2 percent slopes	74.20	91.8%		FAV	182	59	71	93	135
113A	Oconee silt loam, 0 to 2 percent slopes	4.21	5.2%		FAV	164	50	63	0	119
46A	Herrick silt loam, 0 to 2 percent slopes	2.11	2.6%		FAV	181	58	73	94	133
894A	Herrick-Biddle-Piasa silt loams, 0 to 2 percent slopes	0.29	0.4%		UNF	164	54	66	83	122
Weighted Average						181	58.5	70.6	88.1	134.1



**Tract 2 Property Information:**

T2: +/- 75.68 Acres, 134.7 PI, +/- 73.30 tillable acres.  
Located in the East Half of the Northeast Quarter of Section 29, Township 11 North, Range 1 West, Rosamond Township, Christian County, Illinois.  
PIN: 14-24-29- 200-002-00.  
2020 real estate tax payable 2021:  
\$2,215.00 = \$29.26 per acre  
Farm is located at the SW. corner of E. 200 North Rd. and N. 1700 East Rd. Rosamond, IL.

T2 SOIL GRAPH										
Area Symbol: IL021, Soil Area Version: 14										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <b>a</b>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <b>b</b>	Crop productivity index for optimum management
50A	Virden silty clay loam, 0 to 2 percent slopes	72.82	96.2%		FAV	182	59	71	93	135
46A	Herrick silt loam, 0 to 2 percent slopes	1.63	2.2%		FAV	181	58	73	94	133
112A	Cowden silt loam, 0 to 2 percent slopes	1.23	1.6%		FAV	159	49	63	0	117
Weighted Average						181.6	58.8	70.9	91.5	134.7



**Tract 3 Property Information:**

T3: +/- 80 Acres, 127.4 PI, +/- 80 tillable acres.  
Located in the North Half of the Southeast Quarter of Section 22, Township 11 North, Range 1 West, Rosamond Township, Christian County, Illinois.  
PIN: 14-24-22-400- 001-00.  
2020 real estate tax payable 2021:  
\$1,986.00 = \$24.82 per acre  
Farm is located on the west side of N. 1900 East Rd. Rosamond, IL.

T3 SOIL GRAPH										
Area Symbol: IL021, Soil Area Version: 14										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <b>a</b>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <b>b</b>	Crop productivity index for optimum management
50A	Virden silty clay loam, 0 to 2 percent slopes	30.06	37.6%		FAV	182	59	71	93	135
46A	Herrick silt loam, 0 to 2 percent slopes	17.58	22.0%		FAV	181	58	73	94	133
882A	Oconee-Darmstadt-Coulterville silt loams, 0 to 2 percent slopes	16.34	20.4%		UNF	148	48	56	0	110
**128B	Douglas silt loam, 2 to 5 percent slopes	7.97	10.0%		FAV	**172	**53	**68	**92	**126
**127B	Harrison silt loam, 2 to 5 percent slopes	4.72	5.9%		FAV	**177	**54	**69	**92	**129
113A	Oconee silt loam, 0 to 2 percent slopes	2.50	3.1%		FAV	164	50	63	0	119
474A	Piasa silt loam, 0 to 2 percent slopes	0.84	1.0%		UNF	136	48	53	66	104
Weighted Average						172.5	55.2	67.5	70.9	127.4

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

Stephanie Spiros  
Managing Broker  
Mobile Phone: 217-304-0404  
[Stephanie@AgExchange.com](mailto:Stephanie@AgExchange.com)

  
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Land Broker and Auctioneer  
IL Lic# 441.001485  
Mobile Phone: 217-304-1686  
[Travis@AgExchange.com](mailto:Travis@AgExchange.com)