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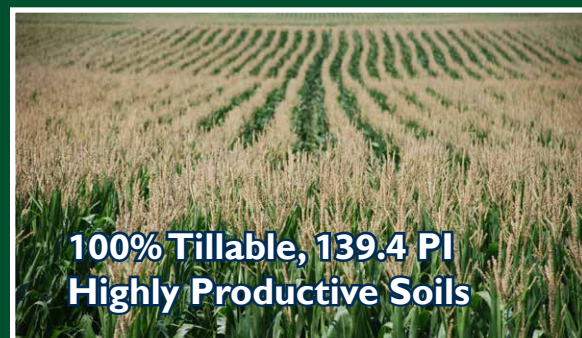
27 E Liberty Lane • Danville, IL 61832

217-304-1686

[www.AgExchange.com](http://www.AgExchange.com)

Friday, November 12<sup>th</sup> • 10:00 am (CST)

Auction will be held at the  
Bethany Firehouse, Bethany, IL



# FARMLAND AUCTION

± **80** acres  
Offered in  
1 Tract

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

Friday, November 12<sup>th</sup> • 10:00 am (CST)

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- Excellent Farmland Investment Opportunity
- Highly Productive Soils
- 100% Tillable Farm, 139.4 PI
- Open Farm Tenancy

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Located in Marrowbone TWP. Moultrie County, IL

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**Auction Date:**  
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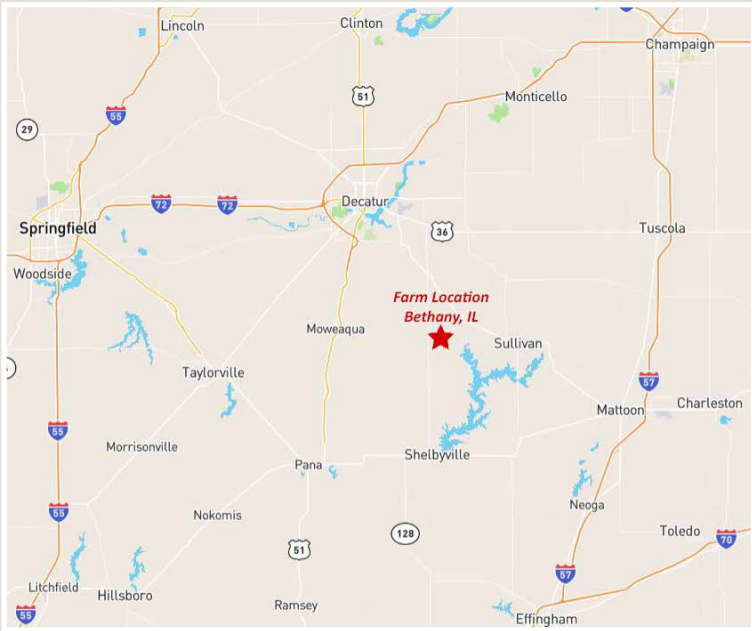
**Auction Location:**  
Bethany Firehouse  
530 E. Main St.  
Bethany, IL 61914

**Tract Location Address:**  
Farm is located a half mile east of Address:  
86 CR 1400N, Bethany, IL 61914  
Part of section 32, Marrowbone TWP.  
Moultrie County, IL.  
Assessor Parcel #:  
04-04-32-000-303 (80 Acres).

**Property Description:**

- +/- 80 Acres
- Excellent Farmland Investment Opportunity
- Highly Productive Soils
- 100% Tillable Farm, 139.4 Pl
- Open Farm Tenancy
- 2020 Payable 2021 Tax: \$3,955.82

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



Area Symbol: IL139, Soil Area Version: 15SOIL 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
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	40.53	50.7%		FAV	184	60	70	95	137
154A	Flanagan silt loam, 0 to 2 percent slopes	30.67	38.3%		FAV	194	63	77	102	144
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	8.80	11.0%		FAV	182	59	68	89	134
Weighted Average						187.6	61	72.5	97	139.4

**Ag Exchange, Farmland Auction Schedule**

- +/- 240 Acres, 2 Tracts, Stockland TWP. Iroquois County, IL. October 28<sup>th</sup>
- +/- 93 Acres, 140 Pl, Georgetown TWP. Vermilion County, IL. Nov 4<sup>th</sup>
- +/- 236.49 Acres, 3 Tracts, Rosamond TWP. Christian County, IL. Nov 12<sup>th</sup>
- +/- 80 Acres, 100% Tillable, 139.4 Pl. Marrowbone TWP. Moultrie County, IL. Nov 12<sup>th</sup>
- +/- 50 Acres, 2 Tracts Butler and Middlefork TWP. Vermilion County, IL. Nov 16<sup>th</sup>
- +/- 386 Acres, 6 Tracts, Long Point and Saunemin TWP's. Livingston County, IL. Nov 18<sup>th</sup>



**Auction Terms and Conditions:**

- Procedure:** Property will be offered as 1 tract. +/- 80 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 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.
- 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 buyer at closing in the amount of \$3,955.82.

- 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:** Mark Stables and Tom Stables

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



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