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Tuesday, November 30th • 10:00 am (CST)

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



FARMLAND AUCTION

± **288.38**
acres Offered in
3 Tracts

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Danville, IL
Permit No. 234

Tuesday, November 30th • 10:00 am (CST)

FARMLAND AUCTION

± **288.38** acres Offered in
3 Tracts

- Excellent Farmland Investment
- 1 - Mile Rows
- 2022 Open Farm Tenancy

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Located in South Ross TWP. Vermilion County, IL

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Auction Date: Tuesday, November 30th, 10:00 am (CST)

Auction Location:

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



Area Symbol: IL183, Soil Area Version: 17				T3 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
146A	Elliott silt loam, 0 to 2 percent slopes	70.64	37.4%		FAV	168	55	68	87	125
232A	Ashkum silty clay loam, 0 to 2 percent slopes	58.54	31.0%		FAV	170	56	65	85	127
152A	Drummer silty clay loam, 0 to 2 percent slopes	26.04	13.8%		FAV	195	63	73	100	144
293A	Andres silt loam, 0 to 2 percent slopes	17.86	9.4%		FAV	184	59	71	97	135
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	6.50	3.4%		FAV	**160	**52	**65	**83	**119
102A	La Hogue loam, 0 to 2 percent slopes	4.13	2.2%		FAV	162	52	71	80	121
149A	Brenton silt loam, 0 to 2 percent slopes	2.95	1.6%		FAV	195	60	74	105	141
**294B	Symerton silt loam, 2 to 5 percent slopes	2.35	1.2%		FAV	**177	**55	**68	**91	**130
Weighted Average						174	56.7	68.1	89.2	129.2

T1: +/- 20 acres in total, +/- 19.02 tillable acres, 134.1 PI.
Part of section 11, T21N – R11W South Ross TWP, Vermilion County, IL.
Assessor PIN 14-11-300-007; 2020 payable 2021 tax \$984.24

T2: +/- 75.22 total acres +/- 77.20 cropland acres (per FSA), 132.1 PI
+/- 57.21 tillable acres, +/- 19.99 CP42 acres
paying \$315.15/A = \$6,300/yr expiring fall of 2026.
Part of section 12, T21N – R11W South Ross TWP, Vermilion County, IL.
Assessor PIN: 14-12-300-002 (North 75.22A).
2020 payable 2021 tax \$3,501.64

T3: +/- 198.16 acres in total, +/- 193.16 cropland acres, 129.2 PI consisting of +/- 180.83 tillable acres.

+/- 10.7 CP42 acres paying \$326.66/A = \$3,495/yr expiring fall of 2026.
Part of section 13, T21N – R11W South Ross TWP, Vermilion County, IL.
Assessor PINs:

14-13-100-006 (North 38.22A)	\$1,881.88 tax
14-13-100-003 (Center North 40A)	\$1,403.84 tax
14-13-300-002 (Center South 40A)	\$1,309.08 tax
14-13-300-002 (South 35.44A)	\$1,338.88 tax
14-13-300-005 (Southwest 39.5A)	\$1,282.36 tax
2020 payable 2021 tax	\$7,216.04 tax

Area Symbol: IL183, Soil Area Version: 17				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
152A	Drummer silty clay loam, 0 to 2 percent slopes	9.75	50.8%		FAV	195	63	73	100	144
102A	La Hogue loam, 0 to 2 percent slopes	7.57	39.4%		FAV	162	52	71	80	121
153A	Pella silty clay loam, 0 to 2 percent slopes	1.75	9.1%		FAV	183	60	70	92	136
125A	Selma loam, 0 to 2 percent slopes	0.13	0.7%		FAV	176	57	70	90	129
Weighted Average						180.8	58.3	71.9	91.3	134.1

Area Symbol: IL183, Soil Area Version: 17				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
152A	Drummer silty clay loam, 0 to 2 percent slopes	32.22	41.8%		FAV	195	63	73	100	144
102A	La Hogue loam, 0 to 2 percent slopes	30.35	39.3%		FAV	162	52	71	80	121
330A	Peotone silty clay loam, 0 to 2 percent slopes	6.84	8.9%		FAV	164	55	61	78	123
149A	Brenton silt loam, 0 to 2 percent slopes	3.40	4.4%		FAV	195	60	74	105	141
125A	Selma loam, 0 to 2 percent slopes	2.90	3.8%		FAV	176	57	70	90	129
440A	Jasper loam, 0 to 2 percent slopes	1.46	1.9%		FAV	175	57	71	94	130
Weighted Average						178.2	57.5	71	89.9	132.1

Auction Terms and Conditions

Procedure: T1: +/- 20 Acres shall be offered individually. T2 and T3 shall be offered individually and in combination. Bidding shall remain open until auctioneer announces bidding closed. **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 following the day of auction. Anticipated closing date is on or before December 30th, 2021.

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

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a Trustees 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 payable 2022 will be paid by seller as a credit to buyer at closing based on the 2020 taxes.

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: Howard W Beckley, Trustee of the James Beckley Trust

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