

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Thursday, December 9th • 10:00 am (CST)

Auction will be held at the
Hindsboro Civic Center, Hindsboro, IL



FARMLAND AUCTION

± **134.75** acres
Offered in 2 Tracts

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

Thursday, December 9th • 10:00 am (CST)

FARMLAND AUCTION

± **134.75** acres
Offered in 2 Tracts

- Highly Productive Farm Ground
- Drummer, Brenton, and Raub Soils
- 2022 Open Farm Tenancy

Auction will be held at the
Hindsboro Civic Center, Hindsboro, IL

Thursday, December 9th • 10:00 am (CST)

FARMLAND AUCTION

± **134.75** acres
Offered in 2 Tracts

Auction will be held at the
Hindsboro Civic Center, Hindsboro, IL

Ag Exchange
We know farms. We sell farms.

Ag Exchange
We know farms. We sell farms.

Located in Coles County, IL

Located in Coles County, IL

Thursday, December 9th • 10:00 am (CST)

± 134.75 acres

Offered in 2 Tracts

Auction Date: Thursday, December 9th, 10:00 am (CST)

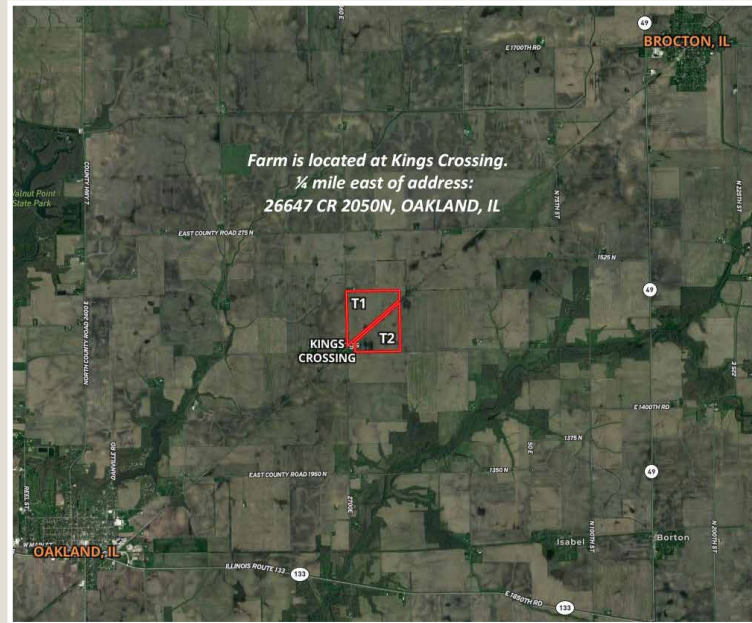
Auction Location:
Hindsboro Civic Center, 403 Missouri St, Hindsboro, IL 61930

Property Description:

- Highly Productive, Coles County, IL Farm Ground.
- Drummer, Brenton, and Raub Soils.
- 2022 Open Farm Tenancy

Tract Location:

Farm is located at King Crossing.
¼ mile east of address: 26647 County Road 2050N, Oakland, IL



Area Symbol: IL029, Soil Area Version: 21		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	30.86	53.1%		FAV	195	63	73	100	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	24.66	42.4%		FAV	183	58	73	102	134
**348B	Wingate silt loam, 2 to 5 percent slopes	2.65	4.6%		FAV	**163	**51	**67	**91	**120
Weighted Average						188.5	60.3	72.7	100.4	138.7



Tile maps available upon request.

Bidder's choice and privilege
Final track acreage to be determined by survey.

T1: +/- 76 Acres, 140.8 PI.
Highly productive soils. Primarily all tillable land except for the county road ditch and corn crib area.
Road frontage on North CR 2700E.
Two grain storage bins:
6,200 bushel bin.
2,800 bushel bin.

T2: +/- 58.75 Acres, 138.7 PI
Primarily all tillable land except for the roadside ditches.
Road frontage on East CR 2050N

T1 and T2 are part of Coles County IL.
Assessor Parcel #: 03-0-01136-000
2020 real estate tax payable 2021: \$6,872.12

Visit www.AgExchange.com for detailed information or call Auctioneer Travis Selby, 217-304-1686

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 or both tracts at the winning price per acre. Tract not taken by the winning bidder is 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 42 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before January 20th, 2022.

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.

Survey: The cost of the survey will be split equally between buyer and seller. The type of survey performed shall be at the seller's option and sufficient for providing title insurance.

Real Estate Taxes and Assessments: Seller will assume and pay all 2021 real estate property taxes payable in 2022.

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: Rosemary M McPhail and Andrew C Moore

Area Symbol: IL029, Soil Area Version: 21		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	34.91	48.1%		FAV	195	63	73	100	144
149A	Brenton silt loam, 0 to 2 percent slopes	25.75	35.5%		FAV	195	60	74	105	141
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	7.07	9.7%		FAV	183	58	73	102	134
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	4.07	5.6%		FAV	**171	**53	**66	**94	**124
149A	Brenton silt loam, 0 to 2 percent slopes	0.43	0.6%		FAV	195	60	74	105	141
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.39	0.5%		FAV	195	63	73	100	144
Weighted Average						192.5	60.9	73	101.7	140.8

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