

Auction Terms and Conditions

Procedure: Tracts will be offered individually. Bids will be taken on a per acre basis. Bidding shall remain open until the auctioneer announces bidding closed.

BIDDING IS NOT CONDITIONAL UPON FINANCING. This sale is subject to Owner's confirmation.

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 balance of the contract purchase price is due at closing.

Closing: Closing shall take place 33 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before May 17th, 2022.

Possession: Possession will be given at closing. Immediate pre-closing possession available on T3 cropland.

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a 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:

Seller shall pay 100% of the 2021 real estate property taxes payable in 2022.

Buyer will pay 100% of the 2022 real estate tax due and payable in 2023.

Survey: A new survey shall be provided where there is no existing legal description. Any need for a new survey shall be determined solely by the seller. The cost of a new 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. The final sale price will be the high bid amount times the surveyed acres.

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.

Sellers: T1: Elizabeth Braddock and David Eells

T2 - T3: Rodara Willis, Shane Bury and Larry Bury

Online Bidding Procedure: The online pre-bidding begins on Thursday, April 7th, 2022, at 8:00 AM closing Thursday, April 14th, 2022, at the close of live the event.

All bids on the tracts will be visible online, the identity of the bidders is confidential.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Ag Exchange reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Ag Exchange shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Ag Exchange.

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

27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Thursday, April 14th • 10:00 am (CST)

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



Online Bidding Available!

FARMLAND AUCTION

± **129.93** acres Offered in 3 Tracts

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

Thursday, April 14th • 10:00 am (CST)

FARMLAND AUCTION

± **129.93** acres Offered in 3 Tracts

Online Bidding Available!

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

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

Thursday, April 14th • 10:00 am (CST)

FARMLAND AUCTION

± **129.93** acres Offered in 3 Tracts

- 2022 Open Farm Tenancy.
- Immediate Pre-Close Possession on T3.
- Pasture, Woods, and Tillable Land.
- Excellent Hunting and Fishing Opportunities.
- Wooded Frontage along Jordan Creek and the Middle Branch of the North Fork River.

Online Bidding Available!

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



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

Located in Part of Section 29
East Ross TWP. Vermilion County, IL

Located in Part of Section 29
East Ross TWP. Vermilion County, IL

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

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

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

Thursday, April 14th • 10:00 am (CST)

± 129.93 acres
Offered in 3 Tracts

Auction Date:
Thursday, April 14th 10:00 am (CST)

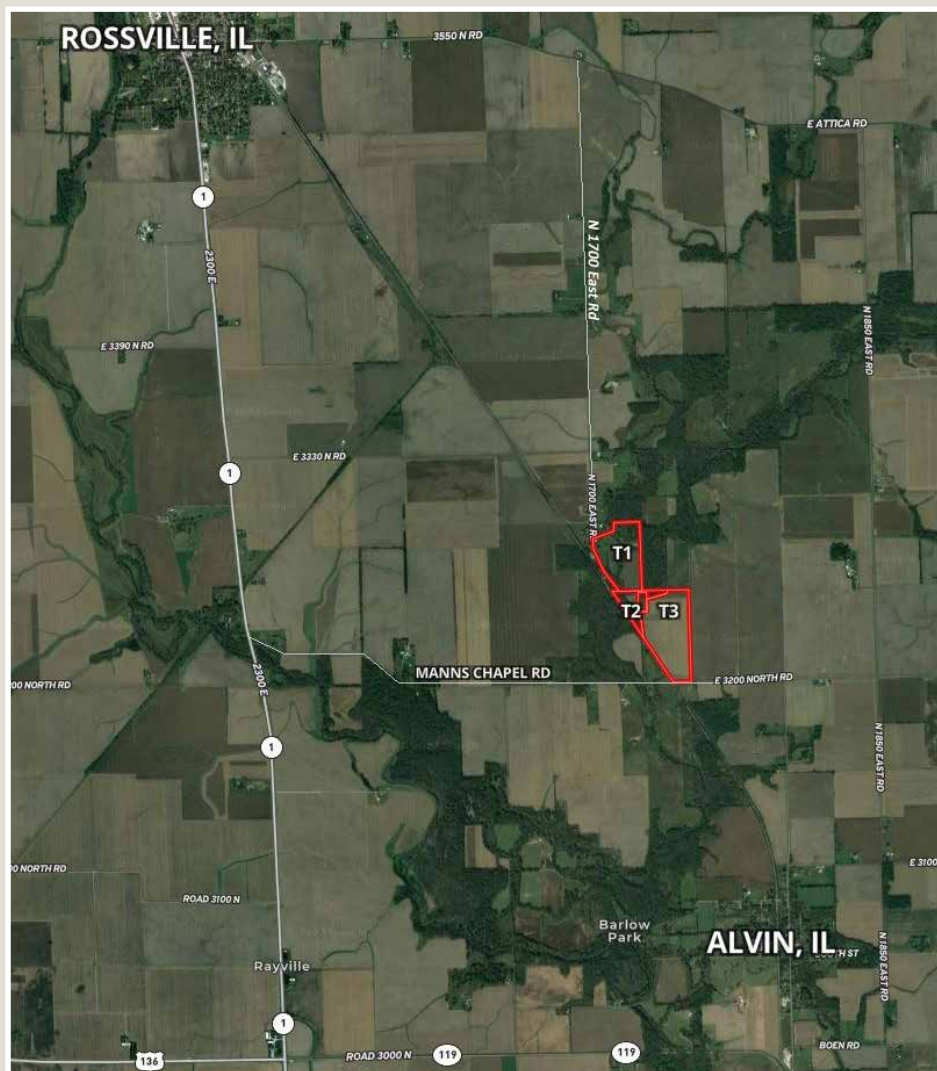
Auction Location:
Turtle Run Banquet Center
332 E Liberty Ln, Danville, IL 61832

Farm Location:
17544 E 3200 North Rd, Rossville, IL 60963

ONLINE BIDDING AVAILABLE!
Online pre-bidding begins Thursday, April 7th, 2022,
at 8:00 AM closing Thursday, April 14th, 2022,
at the close of the live event.
To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM

- 2022 Open Farm Tenancy.
- Immediate Pre-Close Possession on T3.
- Pasture, Woods, and Tillable Land.
- Excellent Hunting and Fishing Opportunities.
- Wooded Frontage along Jordan Creek and the Middle Branch of the North Fork River.

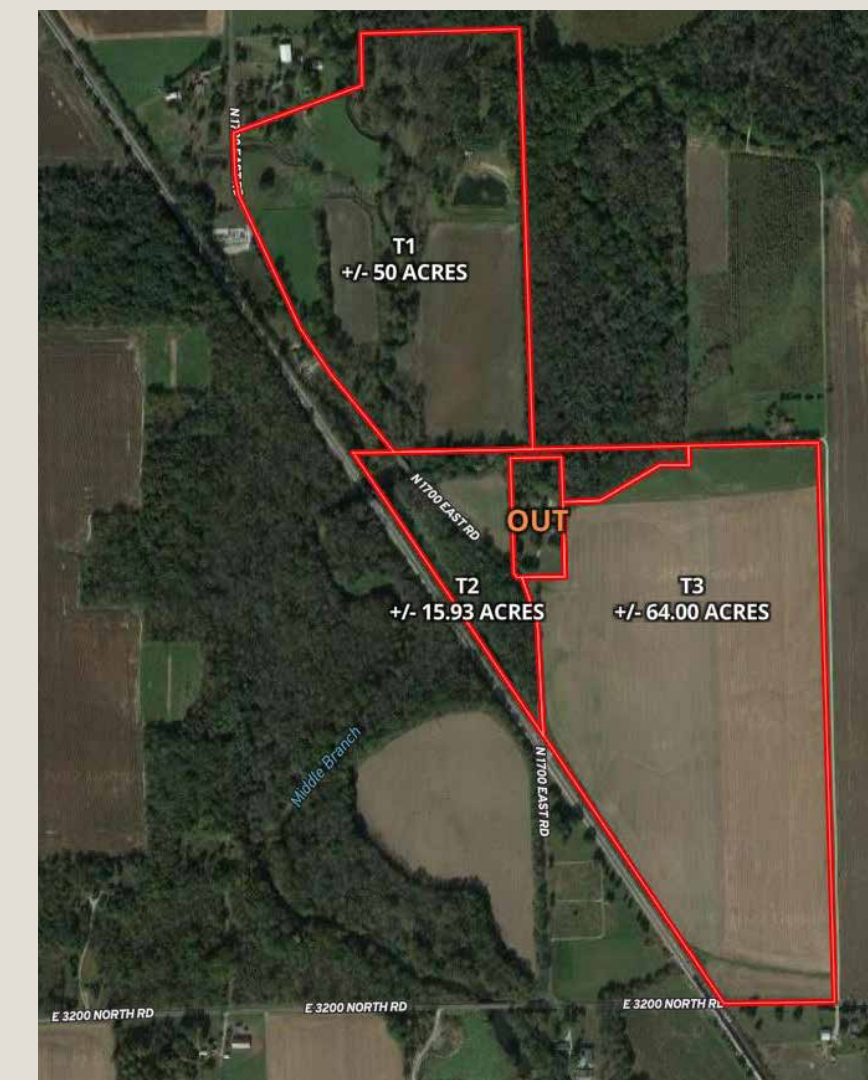
Contact Travis Selby for additional property information
Office: 217-477-5700
Cell: 217-304-1686
visit www.Ag-Exchange.com



T1 SOIL GRAPH OF TILLABLE FIELDS										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Crop productivity index for optimum management
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	14.64	85.8%		FAV	189	60	71	98	139
**23B2	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes, eroded	1.33	7.8%		FAV	**132	**45	**55	**62	**100
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	1.10	6.4%		FAV	**140	**44	**56	**74	**101
Weighted Average						181.4	57.8	68.8	93.6	133.5

T2 SOIL GRAPH OF TILLABLE FIELD										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Crop productivity index for optimum management
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	2.05	91.9%		FAV	189	60	71	98	139
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	0.18	8.1%		FAV	**140	**44	**56	**74	**101
Weighted Average						185	58.7	69.8	96.1	135.9

T3 SOIL GRAPH										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Crop productivity index for optimum management
23A	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	29.75	45.8%		FAV	139	47	58	65	105
232A	Ashkum silty clay loam, 0 to 2 percent slopes	15.97	24.6%		FAV	170	56	65	85	127
758A	Haskins loam, 0 to 2 percent slopes	6.54	10.1%		FAV	160	52	63	78	118
132A	Starks silt loam, 0 to 2 percent slopes	4.00	6.2%		FAV	163	51	63	84	119
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	3.79	5.8%		FAV	**123	**39	**49	**66	**89
**131B	Alvin fine sandy loam, 2 to 5 percent slopes	3.37	5.2%		FAV	**149	**49	**58	**73	**110
**23B2	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes, eroded	0.89	1.4%		FAV	**132	**45	**55	**62	**100
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	0.63	1.0%		FAV	**140	**44	**56	**74	**101
Weighted Average						149.7	49.5	59.9	72.9	111.8



T1: +/- 50 acres, consisting of woods, pasture, and +/- 17.00 tillable acres currently used for hay production. Frontage on the Middle Branch of the North Fork River. Improvements include a one acre pond and hunting cabin. Seller reserves the first cutting of hay. Part of Vermilion County, IL. Assessor PIN: 09-29-100-010. Excludes the house and +/- 4.5 acres. Estimated real estate tax \$1,000.00 = \$20.00 per acre.

T2 & T3: +/- 79.93 acres in total, part of section 29, T22N – R11W Vermilion County, IL. Assessor PIN# 09-29-300-003. 2021 payable 2022 estimated real estate tax = \$1,598.60 = \$20.00 per acre.

T2: +/- 15.93 acres, consisting of +/- 2.23 tillable acres and +/- 12.7 wooded acres with Jordan Creek frontage. +/- 1.5 acres roadside and ditch. Road frontage along N 1700 E Rd. Estimated real estate tax \$318.60 = \$20 per acre.

T3: +/- 64.00 acres, 111.8 Pl. consisting of +/- 60.42 tillable acres and +/- 3.50 acres used for hay production. Road frontage along N 1700 E Rd and Manns Chapel Rd. 2022 Open Farm Tenancy. Immediate pre-closing possession available on T3 cropland. Estimated real estate tax \$1,280.00 = \$20 per acre.

Ag Exchange
We know farms. We sell farms.
www.AgExchange.com

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

Ag Exchange
We know farms. We sell farms.

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