

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Wednesday, March 23rd • 10:00 am (CST)

Auction will be held at the
Lakeshore Golf Course, Taylorville, IL



Highly Productive Soils

FARMLAND AUCTION

± **120 acres**
Offered in
2 Tracts

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

Online Bidding Available!

Wednesday, March 23rd • 10:00 am (CST)

FARMLAND AUCTION

± **120 acres**
Offered in
2 Tracts

- Highly Productive Soils
- 50/50 Crop Share Agreement for 2022

Online Bidding Available!

Auction will be held
at the Lakeshore Golf Course
in Taylorville, IL



Wednesday, March 23rd • 10:00 am (CST)

FARMLAND AUCTION

± **120 acres**
Offered in 2 Tracts

Online Bidding Available!

Auction will be held at the
Lakeshore Golf Course, Taylorville, IL

Ag Exchange
We know farms. We sell farms.

Ag Exchange
We know farms. We sell farms.

Located in Part of Sections 15 and 22
Rosamond TWP in Christian County, IL

Located in Part of Sections 15 and 22
Rosamond TWP in Christian County, IL

Wednesday, March 23rd • 10:00 am (CST)

± 120 acres
Offered in 2 Tracts

Auction date:

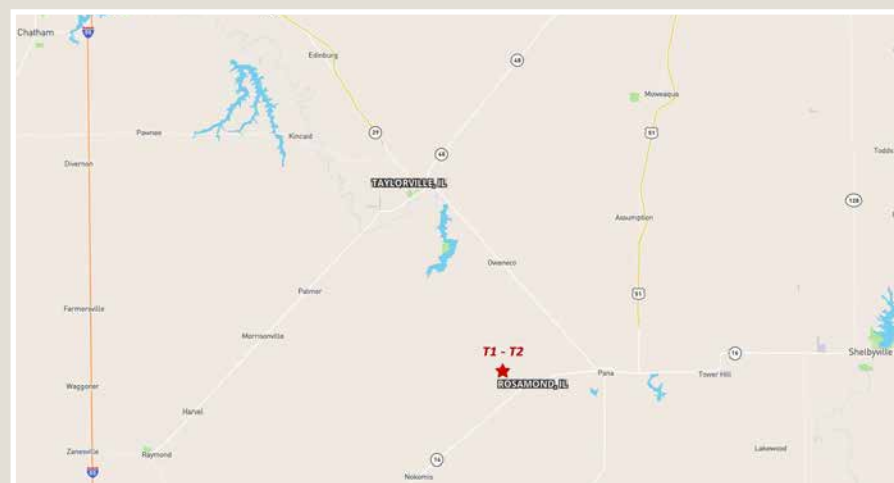
Wednesday, March 23rd, 10:00 am (CST)

Auction location:

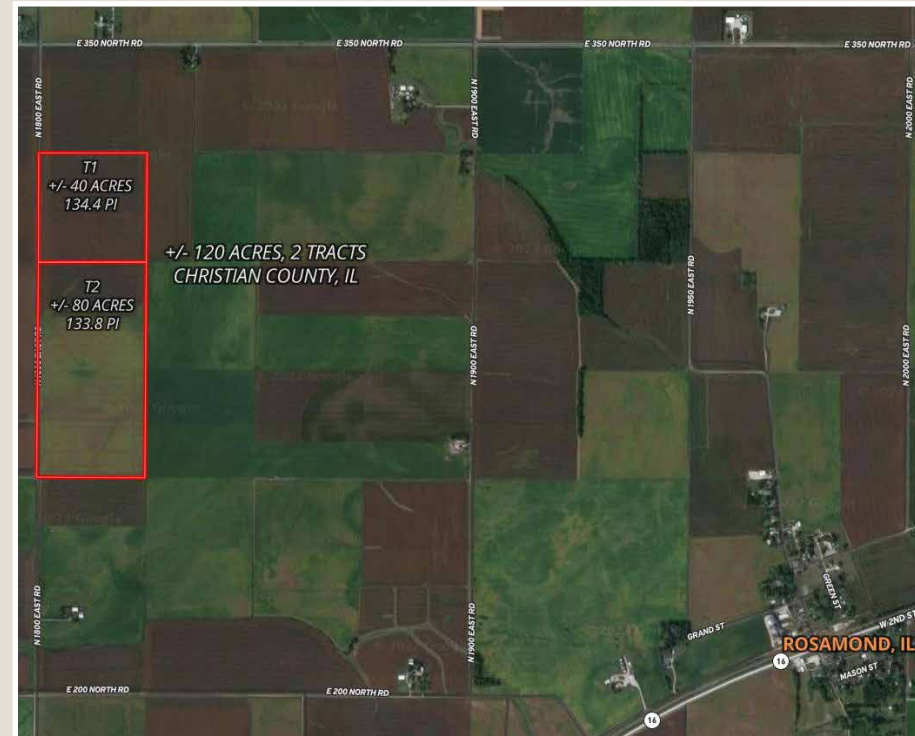
Lakeshore Golf Course
1460 E 1000 North Rd, Taylorville, IL 62568

Online Bidding Available: The online pre-bidding begins on Wednesday, March 16th, 2022, at 8:00 AM closing Wednesday, March 23rd, 2022, at the close of the live event.

To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM



Farm Location Address:
Farm is located a quarter mile south of
1795 E 350 North Rd, Pana, IL 62557
Rosamond TWP. Christian County, IL,
part of section 15 and 22, T11N – R1W



Tracts will be offered using
BUYER'S CHOICE and PRIVILEGE
ONLINE BIDDING AVAILABLE!

**Buyer Will Assume the Owner's 50%
Share Crop Agreement Obligation for
2022 Crop Year.**

T1: +/- 40 Acres, 100% tillable tract, 134.4 Pl.

Assessor Parcel Number:
14-24-15-300-001-01
SW ¼ of the SW ¼, of section 15.
2020 real estate tax payable 2021:
\$1,185.18 = \$29.63 per acre.

T2: +/- 80 Acres, 100% tillable tract, 133.8 Pl.

Assessor Parcel Number:
14-24-22-100-001-00
W ½ of the NW ¼, of section 22.
2020 real estate tax payable 2021:
\$2,298.32 = \$28.73 per acre.

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.
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 30 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before April 22nd, 2022.

Possession: Possession will be given at closing subject to the existing 2022 crop lease. The buyer assumes the owner's 50% share crop agreement obligation for 2022 crop year.

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: Seller will credit buyer for 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: Seller shall not provide a survey, and the sale shall not be subject to a survey. Tract acreage is approximate and has been determined by deeds, legal description, and aerial photographs.

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: Barbara Walker, Executer of the Arlene L. Barnes Revocable Trust Dated June 12, 2003.

Online Bidding Procedure: The online pre-bidding begins on Wednesday, March 16th, 2022, at 8:00 AM closing Wednesday, March 23rd, 2022, at the close of live the event.

To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM

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.

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
50A	Viriden silty clay loam, 0 to 2 percent slopes	37.49	93.7%		FAV	182	59	71	93	135
46A	Herrick silt loam, 0 to 2 percent slopes	1.64	4.1%		FAV	181	58	73	94	133
882A	Oconee-Darmstadt-Coulterville silt loams, 0 to 2 percent slopes	0.87	2.2%		UNF	148	48	56	0	110
Weighted Average						181.2	58.7	70.8	91	134.4

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
50A	Viriden silty clay loam, 0 to 2 percent slopes	64.55	80.7%		FAV	182	59	71	93	135
46A	Herrick silt loam, 0 to 2 percent slopes	10.65	13.3%		FAV	181	58	73	94	133
113A	Oconee silt loam, 0 to 2 percent slopes	4.72	5.9%		FAV	164	50	63	0	119
249A	Edinburg silty clay loam, 0 to 2 percent slopes	0.10	0.1%		FAV	172	55	68	85	127
Weighted Average						180.8	58.3	70.8	87.6	133.8

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