

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

27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Thursday, May 26<sup>th</sup> • 10:00 am (CST)

Auction will be held at the  
Eagle Conference Center, Pontiac, IL



Highly Productive Soils | 134.6 PI

# FARMLAND AUCTION

± **40 acres**  
Offered in  
1 Tract

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

Online Bidding Available!

Thursday, May 26<sup>th</sup> • 10:00 am (CST)

# FARMLAND AUCTION

± **40 acres**  
Offered in  
1 Tract

- 100% Tillable Tract, 1/2 Mile Rows
- Highly Productive Soils Hartsburg, Graymont and Rooks Soils, 134.6 PI
- 50/50 Crop Share Agreement for 2022

Online Bidding Available!

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+/- 40 Acres  
134.6 PI

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Located in Part of Section 10  
Nebraska TWP in Livingston County, IL

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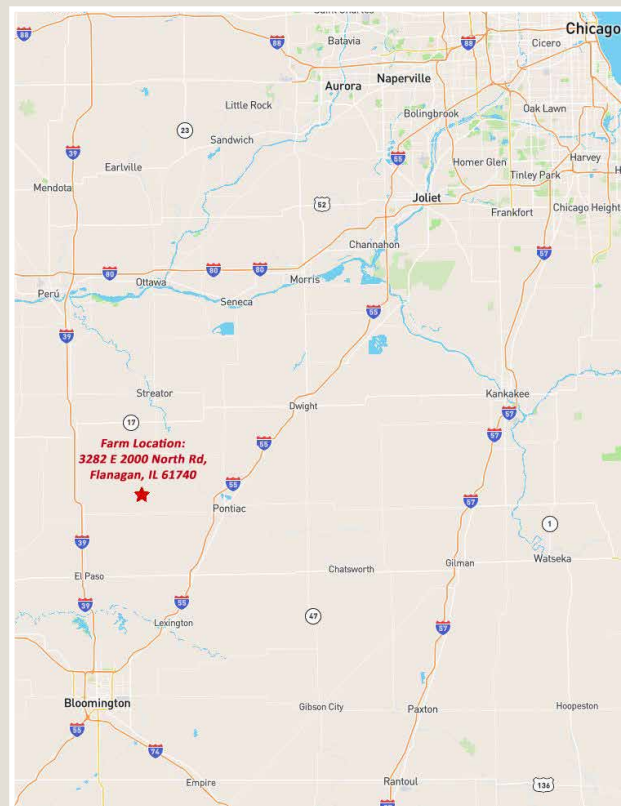
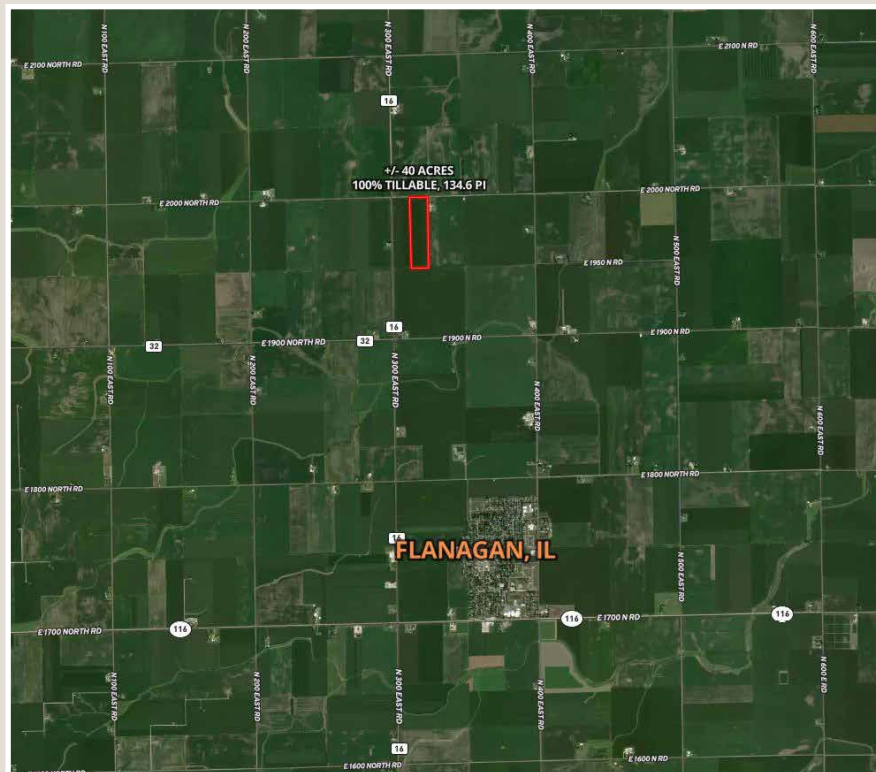
# ± 40 acres

Offered in 1 Tract

**Auction date:**  
Thursday, May 26th, 10:00 am (CST)

**Auction location:**  
The Eagle Conference Center  
319 N Plum Street, Pontiac, IL 61740

**Online Bidding Available:** The online pre-bidding begins on Monday, May 23rd, 2022, at 8:00 AM closing Thursday, May 26th, 2022, at the close of the live event.  
To Register and Bid on this Auction, go to:  
[WWW.AGEXCHANGE.COM](http://WWW.AGEXCHANGE.COM)



**Farm Location Address:**  
Farm is Located at 3282 E 2000 North Rd,  
Flanagan, IL 61740

Part of section 10, R28N – T3E,  
Nebraska TWP. Livingston County, IL.

**Contact Travis Selby for additional property information**  
[travis@agexchange.com](mailto:travis@agexchange.com)  
**Cell: 217-304-1686**  
visit [www.Ag-Exchange.com](http://www.Ag-Exchange.com)

### 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
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	21.47	54.1%		FAV	182	59	68	89	134
**541B	Graymont silt loam, 2 to 5 percent slopes	9.47	23.9%		FAV	**181	**56	**70	**93	**133
542A	Rooks silty clay loam, 0 to 2 percent slopes	8.76	22.1%		FAV	190	59	71	98	138
<b>Weighted Average</b>						<b>183.5</b>	<b>58.3</b>	<b>69.1</b>	<b>91.9</b>	<b>134.6</b>



### Property Description:

- +/- 40 Acres
- 100% Tillable Tract, ½ Mile Rows.
- Highly productive Hartsburg, Graymont and Rook soils, 134.6 PI.
- 50/50 crop share agreement for 2022.
- Buyer will assume the owner's 50% share crop agreement obligation for the 2022 crop year.

10 year yield average:

61 bushel soybeans  
215 bushel corn

2022 input cost, owners share = TBD

### Legal Description:

The E ½ of the W ½ of the NW ¼ of Section 10, R28N – T3E, Nebraska TWP. Livingston County, IL. Selling the East ½ of Livingston County, IL. Assessor PIN# 13-13-10-100-006. 2020 payable 2021 real estate tax, estimated amount \$1,780.00 = \$44.50 per acre.

## Auction Terms and Conditions

**Procedure:** Property will be offered as one +/- 40 Acre Tract.

**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 June 28th, 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.

T1: Input reimbursement due to seller at closing = TBD

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

**Survey:** Cost of the survey shall be split evenly between buyer and seller.

**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:** Oltman Family Trust, Heidrun Marina Buehner, Trustee.

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

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