

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Thursday, July 28th • 11:00 am (CST)

Auction will be held at the
Salem Country Club in Salem, IL



Online Bidding Available!

LAND AUCTION

± **131 acres**
Offered in
2 Tracts

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

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LAND AUCTION

± **131 acres**
Offered in 2 Tracts

- Buyer Receives Owners Share of the 2022 Crop
- One Third Owner, Two Thirds Tenant, Crop Lease
- Half Mile Rows, Level Field
- Mature Marketable Timber
- Excellent Hunting and Recreational Opportunities.

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Located in Part of Section 18
Iuka TWP in Marion County, IL

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Thursday, July 28th • 11:00 am (CST)

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Offered in 2 Tracts

Auction date:
Thursday, July 28th, 11:00 am (CST)

Auction location:
Salem Country Club
700 Divot Dr, Salem, IL 62881

Online Bidding Available:
The online pre-bidding begins on Thursday, July 21st, 2022, at 8:00 AM (CST) closing Thursday, July 28th, 2022, at the close of the live event.
To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM



Part of section 18, T2N – R4E, Iuka TWP. Marion County, IL

Contact Travis Selby for additional property information
travis@agexchange.com
Cell: 217-304-1686
visit www.Ag-Exchange.com



Area Symbol: IL121, Soil Area Version: 18										
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
13A	Bluford silt loam, 0 to 2 percent slopes	66.66	75.7%		FAV	136	44	55	0	101
12A	Wynoose silt loam, 0 to 2 percent slopes	15.32	17.4%		FAV	128	42	51	0	97
**7C2	Atlas silt loam, 5 to 10 percent slopes, eroded	2.40	2.7%		UNF	**105	**37	**41	**49	**81
**947D2	Hickory-Passport silt loams, 10 to 18 percent slopes, eroded	2.03	2.3%		FAV	**119	**39	**50	**61	**88
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	1.65	1.9%		FAV	**129	**42	**52	0	**96
Weighted Average						133.2	43.3	53.8	2.7	99.4



T1 and T2 will be surveyed. The cost of the survey shall be split equally between the buyer and the seller.

T1: +/- 88.00 Acres
+/- 84.5 Tillable Acres, 99.4 PI
Subject to an ingress egress easement for T2

T2: +/- 43.00 Acres
+/- 39.5 Wooded Acres
+/- 3.5 Tillable Acres

Access to T2 shall be a 15 foot ingress egress easement along the east side of T1's field, refer to yellow dashed lines on map. To be described by survey.

Assessor Parcels:
+/- 31 Acres, PIN# 1318200015 Real Estate Tax: \$431.18
+/- 80 Acres, PIN# 1318400001 Real Estate Tax: \$933.22
+/- 20 Acres, PIN# 1319200001 Real Estate Tax: \$ 48.70

Auction Terms and Conditions

Procedure: The farm will be offered as 2 tracts. The auction will be conducted publicly with online bidding available for pre-registered online bidders. Bidding shall remain open until auctioneer announces bidding closed.

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 33 days after auction day, or as soon thereafter as applicable closing documents are completed. The anticipated closing date shall be Tuesday, August 30th.

Possession: Possession will be given at closing subject to the existing 2022, 1/3 owner, 2/3 farmer crop lease. Buyer shall receive the owner's 1/3 share of the 2022 crop.

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.

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a Trustee's 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 assume and pay 100% of the 2022 real estate tax due and payable in 2023.

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's: Elizabeth Lewis and Michael Lewis, Co Trustees of the Jordan D Lewis Jr Living Trust.

Online Bidding Procedure: The online pre-bidding begins on Thursday, July 21st, 2022, at 8:00 AM closing Thursday, July 28th, 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.



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