

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Friday, November 18th • 10:00 am (CST)

Auction will be held at the I Hotel & Conference Center in Champaign, IL



FARMLAND AUCTION

± 80 acres
Offered in
1 Tract

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

Friday, November 18th • 10:00 am (CST)

FARMLAND AUCTION

± 80 acres
Offered in 1 Tract

- Highly Productive Drummer, Elburn and Blackberry Soils – 142.8 Pl.
- Open Farm Tenancy for 2023

Online Bidding Available!

Auction will be held at the I Hotel & Conference Center in Champaign, IL

Ag Exchange
We know farms. We sell farms.

Friday, November 18th • 10:00 am (CST)

FARMLAND AUCTION

± 80 acres
Offered in 1 Tract

Online Bidding Available!

Auction will be held at the I Hotel & Conference Center in Champaign, IL

Ag Exchange
We know farms. We sell farms.

Located in Part of Section 35
Tolono TWP in Champaign County, IL

Located in Part of Section 35
Tolono TWP in Champaign County, IL

Friday, November 18th • 10:00 am (CST)

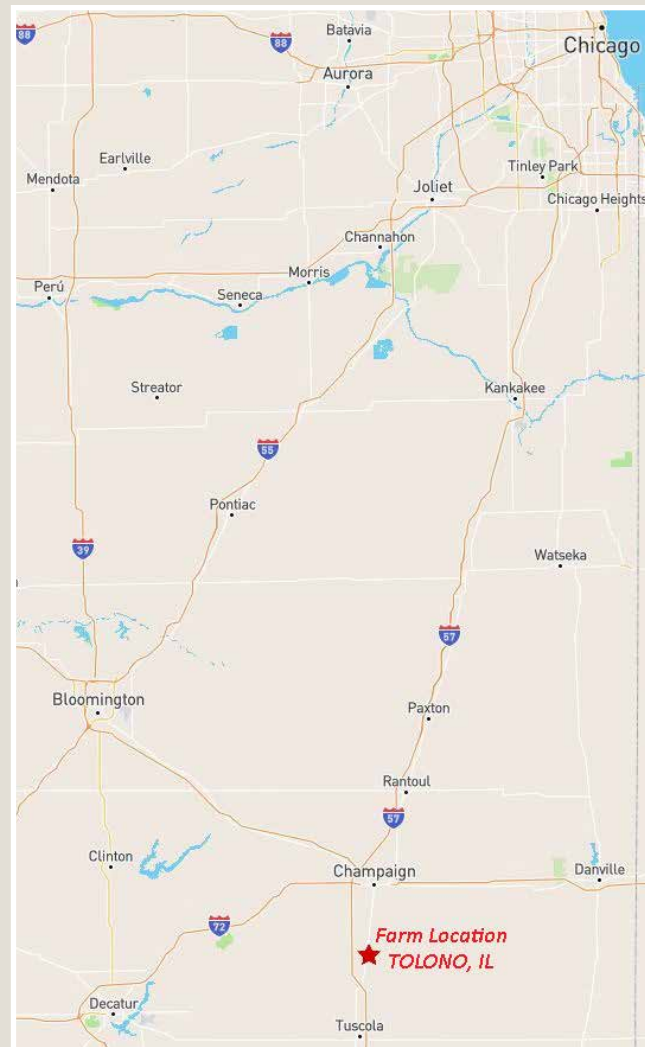
± 80 acres

Offered in 1 Tract

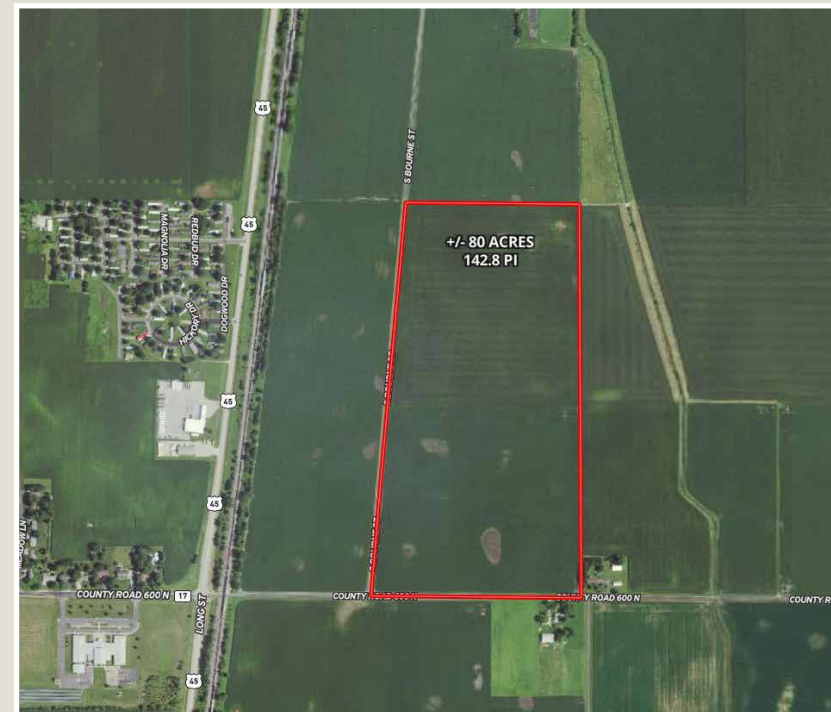
Auction date:
Friday, November 18th, 10:00 am (CST)

Auction location:
I Hotel & Conference Center
1900 S 1st St, Champaign, IL 61820
Please use the north parking lot.

Online Bidding Available:
The online pre-bidding begins on
Tuesday, November 15th, 2022, at 8:00 AM
(CST) closing Friday, November 18th, 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 directly west of
1102 County Road 600N, TOLONO, IL 61880
Part of section 35, T18N – R8E,
Tolono TWP. Champaign County, IL



- +/- 80 Acres in total
- +/- 77.01 Tillable Acres
- Highly productive Drummer, Elburn and Blackberry soils, 142.8 PI.
- Open farm tenancy for 2023

Legal Description: All that part of the SE quarter of Section 35 which lies East of the center of the Public Highway running North and South across said SE quarter, in Township Eighteen (18) North, Range Eight (8) East of the Third Principal Meridian, in Champaign County, Illinois.

PIN# 29-26-35-400-003

Part of section 35, T18N – R8E,
Tolono TWP. Champaign County, IL

2021 payable 2022 real estate tax,
\$3,317.44 = \$41.47 per acre.

Auction Terms and Conditions

Procedure: Property will be offered as one +/- 80 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 December 21st, 2022.**

Possession: Possession will be given at closing subject to the removal of the 2022 crop.

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 at closing \$3,317.44 for the 2022 payable 2023 real estate tax.

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: Karen Skladanowski, Trustee of the Mary Ellen Schubert Trust.

Online Bidding Procedure: The online pre-bidding begins Tuesday, November 15th, 2022, at 8:00 AM closing Friday, November 18th, 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.

Area Symbol: IL019, Soil Area Version: 16										
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	52.14	67.7%		FAV	195	63	73	100	144
198A	Elburn silt loam, 0 to 2 percent slopes	16.55	21.5%		FAV	197	61	74	94	143
**679B	Blackberry silt loam, 2 to 5 percent slopes	5.59	7.3%		FAV	**192	**59	**73	**102	**141
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	1.89	2.5%		FAV	**150	**49	**60	**73	**112
154A	Flanagan silt loam, 0 to 2 percent slopes	0.48	0.6%		FAV	194	63	77	102	144
149A	Brenton silt loam, 0 to 2 percent slopes	0.40	0.5%		FAV	195	60	74	105	141
Weighted Average						194.1	61.9	72.9	98.2	142.8

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



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