

Auction Terms and Conditions

Procedure: T1 and T2 will be offered as two individual tracts, and as a combination. T3 is a stand-alone tract. T3 will not be combined in a combination bid. The auction will be conducted publicly with online bidding available for pre-registered online bidders. Bidding shall remain open until the auctioneer announces bidding closed.

BIDDING IS NOT CONDITIONAL UPON FINANCING. SALES ARE SUBJECT TO THE OWNER'S CONFIRMATION.

Online Bidding Procedure: The online pre-bidding begins Monday, December 4th, 2023, at 8:00 AM closing Thursday, December 7th, 2023 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.

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 36 days after auction day, or as soon thereafter as applicable closing documents are completed. The anticipated closing date shall be on or before January 12th, 2024.

Possession: Possession will be given at closing.

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: Buyer shall receive a tax credit from seller at closing for the 2023 real estate tax due and payable in 2024 in the amount of: T1 = \$3,165.68; T2 = \$3,111.20; T3 = \$3,139.04.

The buyer shall be responsible for paying 100% of the 2023 real estate tax due and payable in 2024.

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.

Survey – T1 and T2: 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 of T1 and T2 will be the high bid amount times the final surveyed acres.

Survey – T3: The sale of T3 shall not be subject to a survey. T3 acreage is approximate and has been determined by deeds, legal description, and aerial photographs.

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.

T1 and T2 Seller: Scott E. Stewart
T3 Seller: Clayton J. Holycross

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

27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Thursday, December 7th • 10:00 am (CST)

Auction will be held at the
Town and Country Event Center, Milford, IL



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FARMLAND AUCTION

± **279.47** acres
Offered in 3 Tracts

Live in Person Public Auction
with Online Bidding!

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We know farms. We sell farms.

Located in Grant TWP. Vermilion County, IL
& Ash Grove TWP. Iroquois County, IL

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- Productive Soils
- Excellent Investment Opportunity
- Open Farm Tenancy for 2024 Crop Year

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**Ag Exchange**
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Offered in 3 Tracts

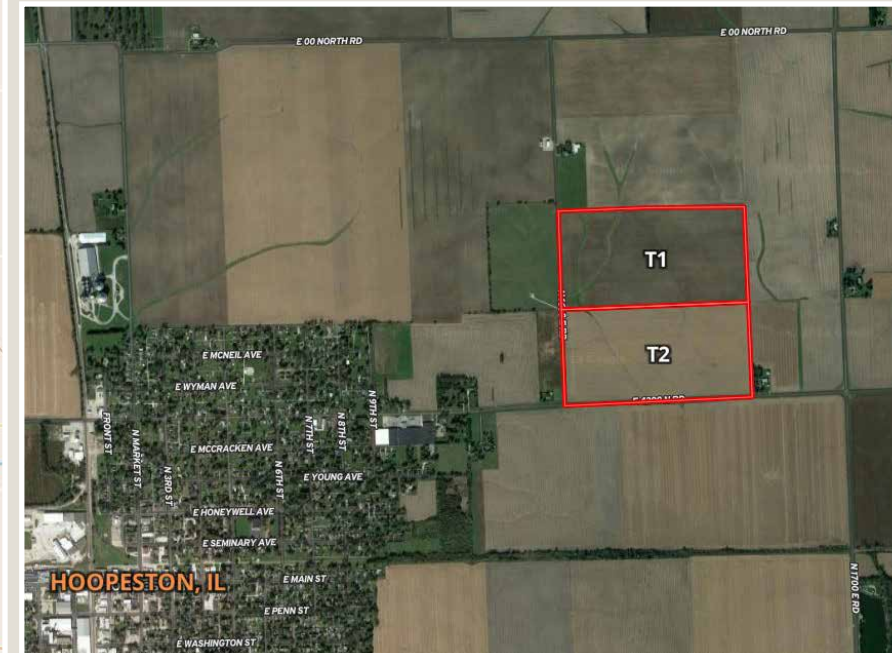
Auction Date:
Thursday, December 7th 10:00 am (CST)

Auction Location:
Town and Country Event Center
35 E Jones St, Milford, IL 60953

ONLINE BIDDING AVAILABLE!
Online pre-bidding begins Monday, December 4th, 2023, at 8:00 AM, closing Thursday, December 7th, 2023, at the close of the live event.
To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM

- **Productive Soils**
- **Excellent Investment Opportunity**
- **Open Farm Tenancy for 2024 Crop Year**

Contact Travis Selby for additional property information
Cell: 217-304-1686
Travis@AgExchange.com
visit www.AGEXCHANGE.com



T1 SOIL GRAPH												
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	34.15	42.4%		**170	**56	**65	**85	0	0.00	**5.10	**127
59A	Lisbon silt loam, 0 to 2 percent slopes	21.01	26.1%		188	59	74	104	0	0.00	5.60	136
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	16.16	20.1%		**158	**52	**64	**82	0	0.00	**4.70	**118
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	3.60	4.5%		**151	**49	**61	**65	0	**5.13	0.00	**113
293A	Andres silt loam, 0 to 2 percent slopes	3.42	4.2%		184	59	71	97	0	0.00	5.40	135
**146C2	Elliott silty clay loam, 4 to 6 percent slopes, eroded	2.15	2.7%		**156	**51	**63	**81	0	0.00	**4.65	**116
Weighted Average					171.7	55.7	67.2	88.9	-	0.2	4.9	127

T2 SOIL GRAPH												
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	30.51	38.1%		**170	**56	**65	**85	0	0.00	**5.10	**127
293A	Andres silt loam, 0 to 2 percent slopes	19.34	24.1%		184	59	71	97	0	0.00	5.40	135
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	14.89	18.3%		**158	**52	**64	**82	0	0.00	**4.70	**118
**152A	Drummer silty clay loam, 0 to 2 percent slopes	10.66	13.3%		**195	**63	**73	**100	0	0.00	**5.60	**144
59A	Lisbon silt loam, 0 to 2 percent slopes	4.39	5.5%		188	59	74	104	0	0.00	5.60	136
146A	Elliott silt loam, 0 to 2 percent slopes	0.50	0.6%		168	55	68	87	0	0.00	5.00	125
Weighted Average					175.5	57.1	67.8	90.4	-	-	5.2	130

T3 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		
235A	Bryce silty clay, 0 to 2 percent slopes	52.07	46.6%		FAV	162	54	64	82	121		
91A	Swygert silty clay loam, 0 to 2 percent slopes	40.60	36.3%		UNF	158	52	63	79	118		
295A	Mokena silt loam, 0 to 2 percent slopes	9.35	8.4%		FAV	172	54	66	88	126		
**375B	Rutland silty clay loam, 2 to 5 percent slopes	3.66	3.3%		FAV	**178	**57	**70	**96	**132		
141A	Wesley fine sandy loam, 0 to 2 percent slopes	3.64	3.3%		FAV	152	49	59	78	113		
**91B	Swygert silty clay loam, 2 to 4 percent slopes	1.80	1.6%		UNF	**156	**51	**62	**78	**117		
375A	Rutland silty clay loam, 0 to 2 percent slopes	0.58	0.5%		FAV	180	58	71	97	133		
Weighted Average						161.6	53.2	63.8	81.8	120.4		



T1: +/- 81.46 Acres, +/- 76.09 Tillable Acres, 126.8 PI
Part of section 6, T23N – R11W
Grant TWP. Vermilion County, IL.
PIN 04-06-100-005 and the north half of PIN 04-06-300-002 and the north half of PIN 04-06-400-001.
Estimated real estate tax = \$3,165.68 = \$38.86 per acre.

T2: +/- 80 Acres, +/- 77 Tillable Acres, 130 PI
Part of section 6, T23N – R11W
Grant TWP. Vermilion County, IL.
The south half of PIN 04-06-300-002 and south half of PIN 04-06-400-001.
Estimated real estate tax = \$3,111.20 = \$38.89 per acre.



T3: +/- 118 Acres, +/- 113.68 Tillable Acres, 120.4 PI
Part of section 13, T25N – R13W
Ash Grove TWP. Iroquois County, IL.
PIN 32-13-100-004.
Estimated real estate tax = \$3,139.04 = \$26.60 per acre

T3 Yield History:
2014 222 Corn 2019 38 Soybeans
2015 54 Soybeans 2020 202 Corn
2016 197 Corn 2021 59 Soybeans
2017 62 Soybeans 2022 207 Corn
2018 218 Corn 2023 69 Soybeans

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