

Auction

Iroquois County
Martinton Township
Illinois

475^{+/-} Acres 4 Tracts

Large Contiguous Farm with Productive
Cropland in a Strong Agricultural Area

September 21 • 6 p.m. CDST

St. Mary's Catholic Church Parish Hall
306 St. Charles Street, Beaverville, IL 60912

475.28^{+/-} Acres — 4 Tracts
462.2^{+/-} Tillable
13.08^{+/-} Non-Tillable



Property Information

Location:

On the South side of US Highway 52,
approximately 1/8 mile east of the
intersection with Highway 1

Zoning:

Agricultural

Topography:

Level to Gently Rolling

Annual Taxes:

\$3,259.82

Ditch Assessment:

\$339.82

PLACE BID Online Bidding
Available



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**Dean
Retherford**
Lafayette, IN
765.296.8475
deanr@halderman.com



**Howard
Halderman**
Wabash, IN
260.563.8888
howardh@halderman.com

Owner: T&M Farms, LLC

HALDERMAN
REAL ESTATE
SERVICES
HLS# DMR-12049 (17)
800.424.2324 | halderman.com

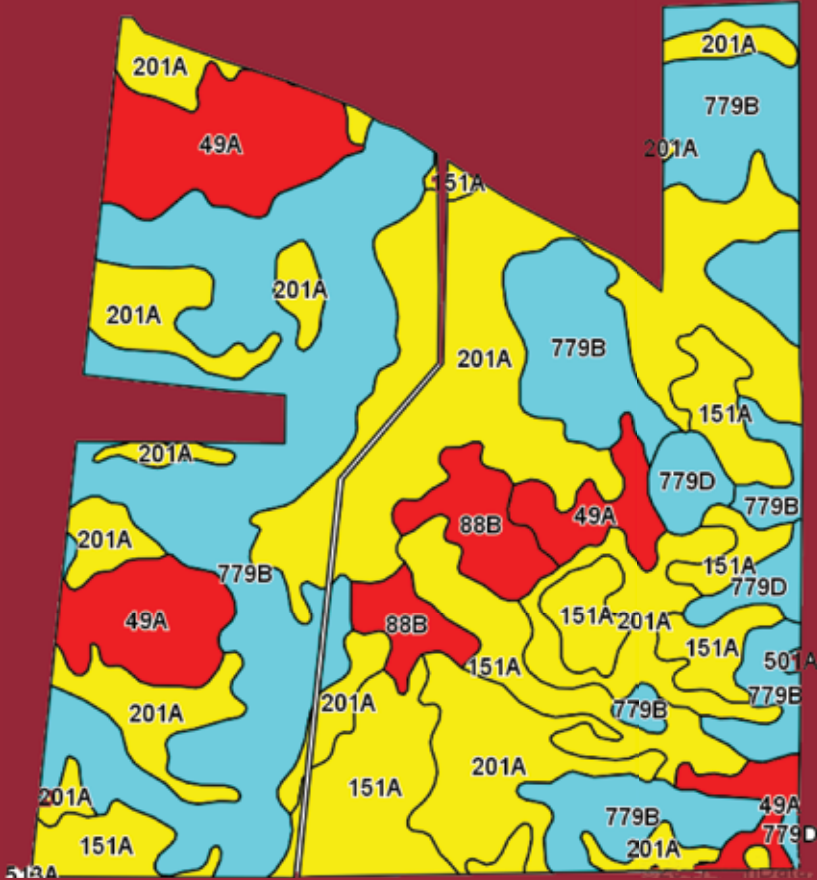
Tract Details

- Tract 1: 232.58+/- Acres
227.18+/- Tillable, 5.4+/- Non-Tillable
- Tract 2: 103.7+/- Acres
100.7+/- Tillable, 3+/- Non-Tillable
- Tract 3: 100+/- Acres
98.12+/- Tillable, 1.88+/- Non-Tillable
- Tract 4: 39+/- Acres
36.2+/- Tillable, 2.8+/- Non-Tillable



Approximately 455,762' of tile have been installed on this farm. Tile maps and potential irrigation pivot layout available at halderman.com

Soil Information



Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	163.12	**104	**32	**47
201A	Gilford fine sandy loam, 0 to 2 percent slopes	152.95	148	49	59
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	68.85	151	51	63
49A	Watseka loamy fine sand, 0 to 2 percent slopes	52.86	122	41	51
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	16.46	**118	**41	**50
**779D	Chelsea fine sand, 6 to 12 percent slopes	10.42	**102	**31	**46
501A	Morocco loamy fine sand, 0 to 2 percent slopes	0.33	112	39	50

Tract 1



Tract 2



Tract 3



Tract 4



Terms & Conditions

AUCTION CONDUCTED BY: F. HOWARD HALDERMAN, MANAGING BROKER LIC. #471013288

METHOD OF SALE: Halderman Real Estate Services, Inc. (F. Howard Halderman, RE Managing Broker IL Lic. #417.013288) will offer this property at public auction on September 21, 2017, at 6:00 PM, CDST, 475.28 acres, more or less, will be sold at the St. Mary's Catholic Church Parish Hall, Beaverville, IL. This property will be offered in four tracts as individual units, in combination or as a whole farm. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Dean Retherford at 765-296-8475 or Howard Halderman at 260-563-8888 at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.

FARM INCOME: Seller will retain the 2017 farm income.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

DEED: The Sellers will provide a Warranty Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

CLOSING: The closing shall be on or about November 7, 2017. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights to the 2017 crop harvest.

REAL ESTATE TAXES: Real estate taxes are \$3,259.82. The Sellers will pay real estate taxes payable in Fall 2017. Purchaser will pay the real estate taxes payable in Spring 2018 and all taxes thereafter.

DITCH ASSESSMENTS: Ditch assessments are \$339.82. The Sellers will pay ditch assessments payable in Fall 2017. Purchaser will pay the ditch assessments payable in Spring 2018 and all assessments thereafter.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

PROPERTY INSPECTION: Wednesday, September 6, 2017 from 2:00 PM CDST – 4:00 PM CDST. Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers, outside of the stated date & times for inspection.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Sellers.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate.

ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final.