

Douglas County, Illinois

Farmland Auction



10 Miles East of Arcola

3 miles West of Oakland

30 miles South of Champaign

196[±] Acres
Offered in 2 Tracts



MWA
AUCTIONS &
REAL ESTATE

Wednesday, December 4th • 10AM
Held at the Best Western Plus in Arcola, IL
For Details, Visit MWAAuctions.com or Call 217-398-6400

Douglas County, Illinois

Farmland Auction

Highly Productive Soils • Farm Lease Open for 2020

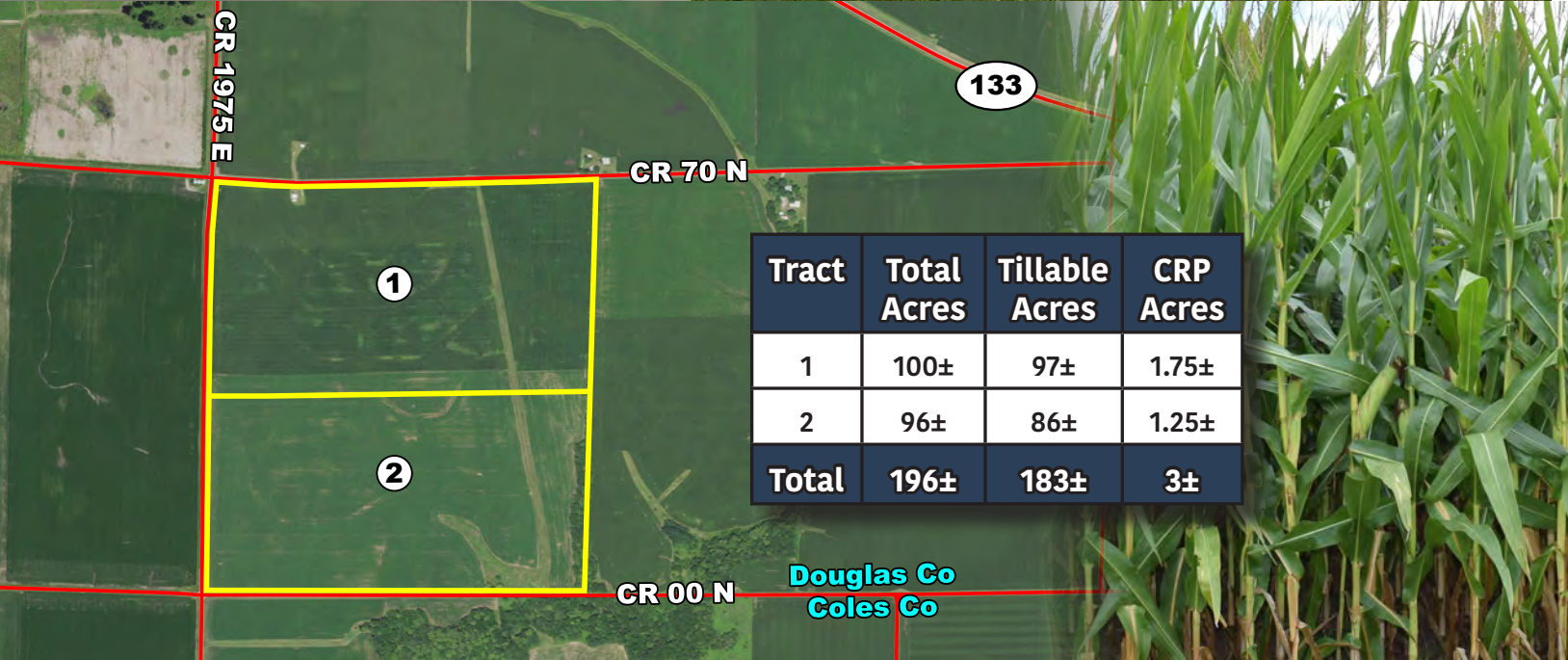
Auction Date, Time and Location

Wednesday, December 4th at 10:00 AM
Best Western Plus
917 Green Mill Rd.
Arcola, IL 61910



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Drainage Tile Installed in 2016



Tract	Total Acres	Tillable Acres	CRP Acres
1	100±	97±	1.75±
2	96±	86±	1.25±
Total	196±	183±	3±

Property Information

Tract 1: 100± Acres, nearly all tillable, with road frontage along County Road 70N and County Road 1975E. Improved with 2 grain bins totaling 17,000± bu. in storage.

Tract 2: 96± Acres, featuring primary soil types of Drummer silty clay loam and Raub silt loam. Road frontage along County Road 1975E and County Road 00N (Douglas-Coles County line).

Directions

To Property: From the intersection of IL Highway 130 and IL Highway 133 east of Arcola:

Take IL Highway 133 east 4.2 miles to County Road 1975E and turn right/south. Travel south on County Road 1975E for 1 mile and the property will begin on your left.

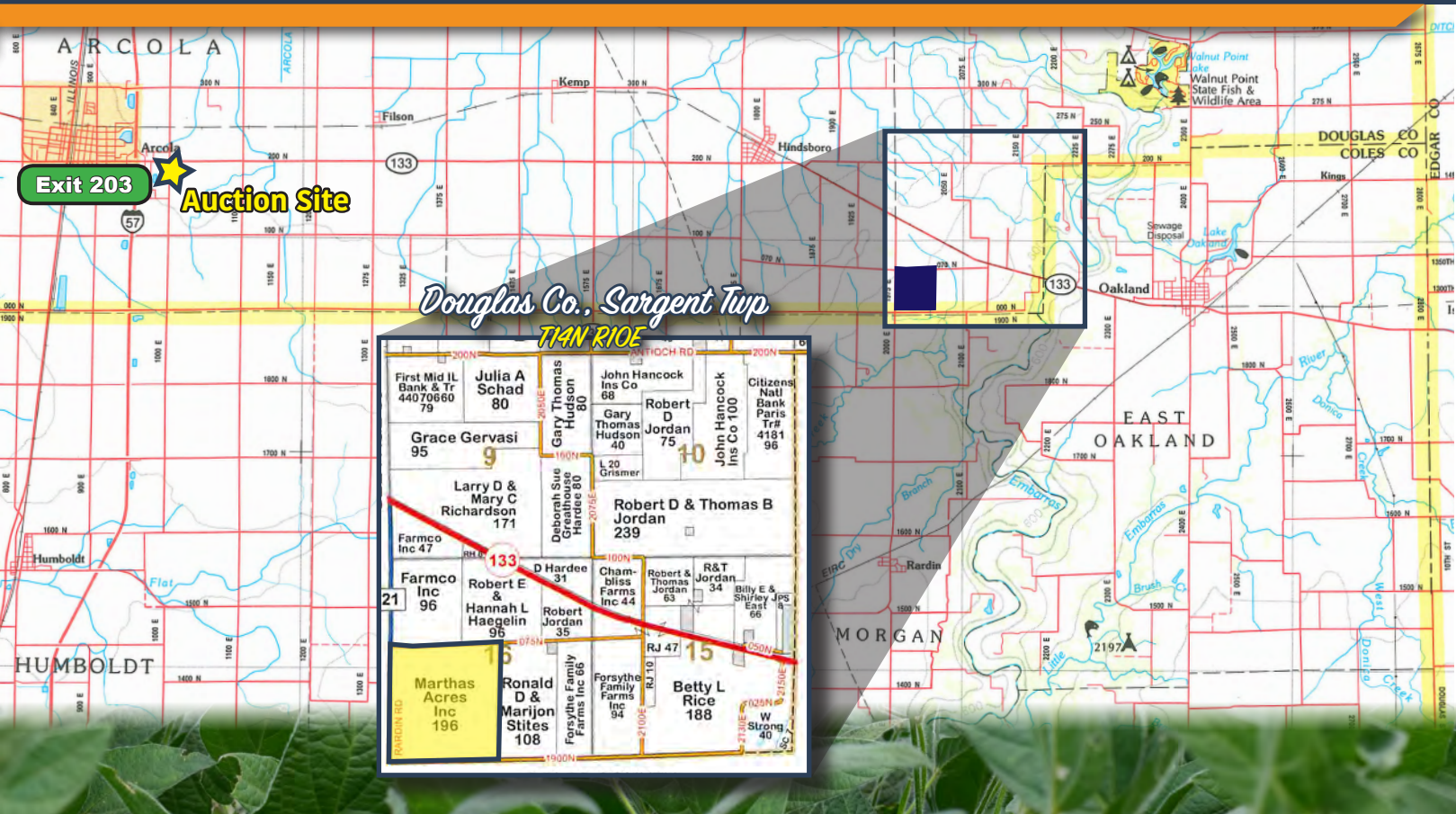
To Auction Site: Approximately 0.5 miles east of Interstate 57 Exit 203 at Arcola.

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196[±] Acres

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Bid on tracts individually or in combination



PROCEDURE: The property will be offered in 2 individual tracts or as the whole property. The property will be sold in the manner resulting in the highest total sales price.

DOWN PAYMENT: A 10% down payment will be due immediately after being declared the high bidder(s). The down payment may be paid in the form of personal check, business check, or cashier's check. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement at the auction site immediately following the close of bidding for presentation to the seller. Final bid prices are subject to approval or rejection by seller.

POSSESSION: Possession will be given at closing, subject to any remaining rights of the current tenant under the 2019 crop year lease, which expires on February 28th, 2020.

CLOSING: Closing shall be 30 days following the date of the auction or as soon as applicable closing documents are completed.

TITLE: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND ASSESSMENTS: The 2019 calendar year taxes due and payable in 2020 shall be paid by seller in the form of a credit at closing. The most recent tax figures available will be used to determine the amount of the credit.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the seller. The type of survey performed shall be at the seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title.

MINERAL RIGHTS: Seller is reserving all mineral rights with respect to the property.

CRP: A portion of the property is enrolled in the Conservation Reserve Program (CRP), with a \$900 annual payment. The current contract expires on September 30, 2027. Seller shall transfer all rights and obligations of that contract to the buyer(s). Seller shall retain all CRP income for 2019.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

AGENCY: MWA Auctions and Real Estate is the exclusive agent 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 purchase agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY 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, WHERE IS" basis, and no warranty or representation, either express or implied, concerning 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 the 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 seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company. The seller and auction company 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 the auction company are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day **ONLY** with prior approval from MWA Auctions and Real Estate.

SELLER: Martha's Acres, Inc.

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MWA Auctions & Real Estate
1605 S. State Street, Suite 110
Champaign, Illinois 61820
(217) 398-6400 | MWAAuctions.com

Auction Managers:

Eric Sarff #475.123116
Kenny Schum #475.130235

Auctioneer: Alex Belcher
#441.000304 #471.012.804



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