

160[±] ACRE LAND AUCTION

The Zippe Farm

Mercer County, Illinois

ONLINE AUCTION AT:
mgw.us.com/zippe

Close date:
April 13, 2021 beginning at 1 p.m. CT

Exceptional recreational property

Productive tillable acres

Abundant wildlife, streams, and hardwood trees



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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2020 Aberdeen Court
Sycamore, IL 60178

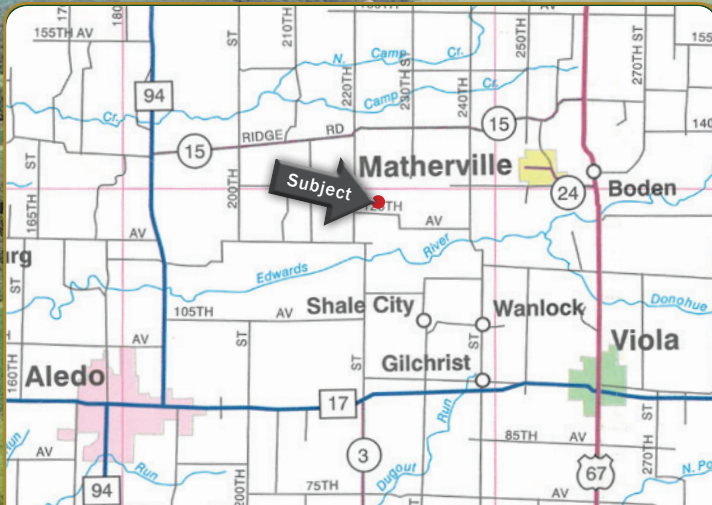
Web: www.mgw.us.com
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160[±] ACRE ONLINE AUCTION

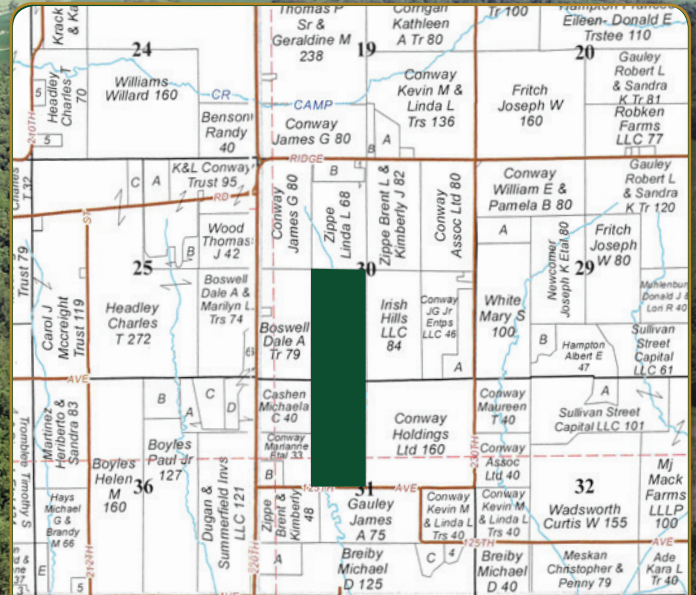
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Location

The subject farm is located approximately 150 miles southwest of Chicago O'Hare International Airport. Nearby towns include: Matherville (2¾ miles east), Viola (4¼ miles southeast), and Aledo (4½ miles southwest).



Road Frontage

There is approximately ¼ mile of road frontage on 125th Avenue.

DIRECTIONS

To the Farm: From U.S. Route 67 just east of Matherville, travel west on 130th Avenue 2.2 miles to 240th Street. Then head south 0.8 mile to 125th Avenue. From there, travel west 1.5 miles, and head west at the T-intersection for 0.3 mile to arrive at the property.

The auction is being held online.
Visit mgw.us.com/zippe to bid.



THE ZIPPE FARM MERCER COUNTY, ILLINOIS

Please call to schedule an inspection.



Auction Tract	Total Acres*	Estimated Tillable Acres*
1	160	44.5

Tract and Acreage Table

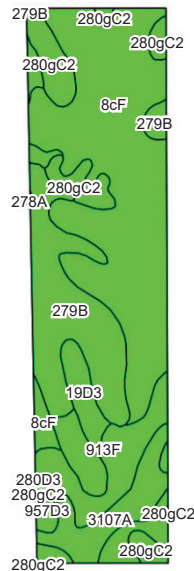
There are approximately 44.5 acres currently in crop production, estimated.
There are 53.51 cropland acres, according to the Mercer County FSA.

SOILS MAP

*Exceptional recreational
property*

Productive tillable acres

*Abundant wildlife,
streams, and hardwood
trees*



Soil #	Soil Name	Approx. Acres	Corn Yield Index*	Productivity Index*
279B	Rozetta silt loam	22.88	162	119
280gC2	Fayette silt loam	9.05	155	113
8cF	Hickory silt loam	6.33	86	65
913F	Marseilles-Hickory silt loams	4.06	92	69
19D3	Sylvan silty clay loam	1.86	122	90
898G	Hickory-Sylvan silt loams	0.32	63	48
Weighted Average			141	103.8

*Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.

Auction Terms & Conditions

Description of Property: Part of the Southwest Quarter of Section 30 and Part of the Northwest Quarter of Section 31, Township 15 North – Range 2 West (Preemption Township), Mercer County, Illinois.

Agency: Martin, Goodrich & Waddell, Inc. and its representatives are agents of the owner.

Method: The property will be offered in one tract in an online auction. Bidding will be on a per acre basis, multiplied by gross surveyed acres. The seller reserves the right to accept or reject any or all bids. All successful bidders will enter into a purchase agreement with the seller immediately following the auction. Upon the close of the auction, the purchase agreement will be forwarded to the successful bidders via email or fax. A signed copy of the purchase agreement must be received by Martin, Goodrich & Waddell, Inc. within 24 hours of the auction closing. A 10% earnest money payment is required to accompany the purchase agreement and may be submitted by cashier's check or wire transfer. Bidding ends at 1:00 p.m. Central Time on Tuesday, April 13th, 2021. A bid placed within 5 minutes of the scheduled close of the auction will extend bidding by 5 additional minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to the auction closing. Bidding is not conditional upon financing.

Earnest Money Escrow: The successful bidder as determined by the auctioneer is required to make a 10% down payment of the accepted bid price on the day of auction with the balance due at closing. Bidding is not conditional upon financing.

Closing & Possession: Closing shall be on or before May 11, 2021. The purchase agreement is between the seller and buyer only and cannot be assigned to a third party without the written consent of the seller. Possession is subject to the rights of any tenants in possession.

Real Estate Taxes: The 2021 real estate taxes due and payable in 2022 shall be shared equally between the seller and buyer. The 2022 real estate taxes and all subsequent year taxes shall be paid by the buyer.

Crops & Expenses: The farm is leased for the 2021 crop year and the buyer will receive a cash rental credit in the amount of \$5,000.

Conveyance: At closing, seller shall convey and transfer the property to buyer by warranty deed, appropriate assignment, land trust, or other similar acceptable instrument of conveyance. At the same time, the balance of the purchase price then due shall be paid and all documents relative to the transaction shall be signed and delivered.

Title Evidence: At closing, seller shall furnish a commitment and Owner's Title Guaranty Policy for the amount of the purchase price at the seller's expense.

Survey: Seller shall provide a boundary survey by a licensed land surveyor at the seller's expense. Final purchase price will be based upon gross surveyed acres.

Mineral Rights: The buyer will receive and the seller will convey all mineral rights that the seller owns relating to the property.

Disclaimer & Absence of Warranties: Announcements made the day of the auction supersede any previously made statements or material provided, whether printed or oral. Information contained in this brochure is subject to the terms and conditions of the purchase agreement between the seller and buyer. All maps, data, acreages, and images in this brochure are approximate, and no liability for its accuracy is assumed by the seller or seller's agent. The buyer shall be responsible for conducting their own independent inspection and due diligence concerning the property. The property is being sold "as is" and "where is" with no warranty or representation, either expressed or implied, concerning the property is made by the seller or seller's agent. The auctioneer reserves the right to make final decisions on auction conduct and bidding increments.

Disclosure: Some photos in this brochure may be stock photography and are for illustrative purposes only.

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