

160[±] ACRE LAND AUCTION

The Bauer Farm Bureau County, Illinois

ONLINE AUCTION AT:
mgw.us.com/bauer

Close date:
April 8, 2021 beginning at 1 p.m. CT

Highly productive farmland

High percentage tillable

Excellent investment opportunity



We Plant Profitable Investment Ideas In Every Season

2020 Aberdeen Court
Sycamore, IL 60178

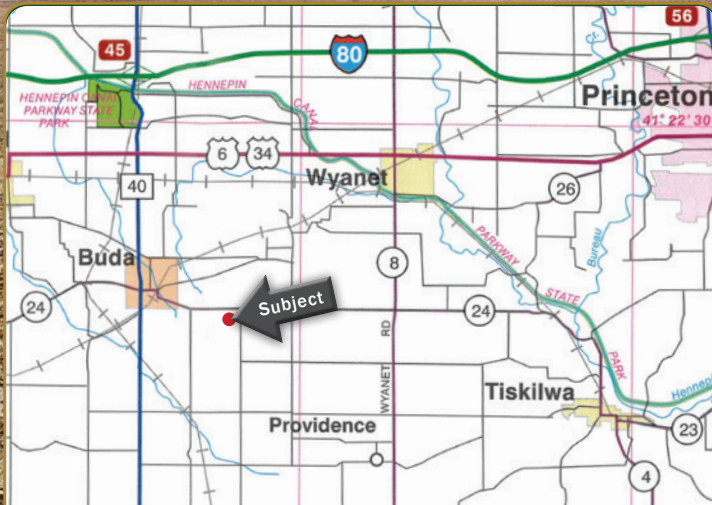
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160± ACRE ONLINE AUCTION

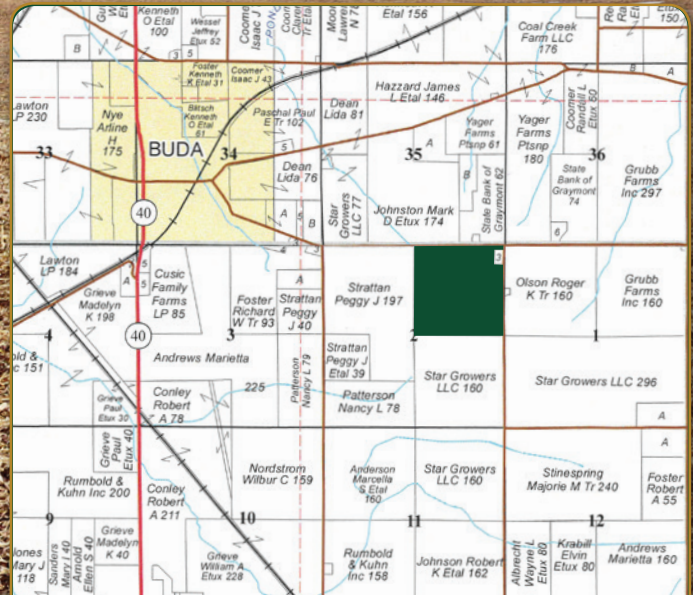
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Location

The subject farm is located approximately 100 miles southwest of Chicago O'Hare International Airport. Nearby towns include:
Buda (¾ mile west), Wyanet (3½ miles northeast)
and Princeton (8½ miles northeast).



Road Frontage

There is approximately ½ mile of road frontage on 1200 N Avenue
and 7/16 mile on 1100 E Street.

DIRECTIONS

To the Farm: From U.S. Route 34, travel south on IL Route 40 2.7 miles to W Main Street in Buda, then head east 0.4 mile to 1200 N Avenue. Take a slight right onto 1200 N Avenue for 0.2 mile then continue 1.0 mile on 1200 N Avenue to arrive at the farm.

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



THE BAUER FARM BUREAU COUNTY, ILLINOIS

Please call to schedule an inspection.

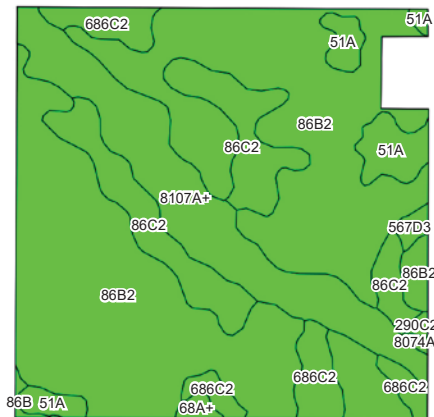


<u>Auction Tract</u>	<u>Total Acres[±]</u>	<u>Estimated Tillable Acres[±]</u>
1	160.14	152.4

Tract and Acreage Table

The farm is 95.2% tillable and the topography is level to gently rolling.

SOILS MAP



<u>Soil #</u>	<u>Soil Name</u>	<u>Approx. Acres</u>	<u>Corn Yield Index*</u>	<u>Productivity Index*</u>
86B2	Osco silt loam	95.22	181	134
8107A+	Sawmill silt loam	19.32	189	139
86C2	Osco silt loam	18.68	178	131
686C2	Parkway silt loam	9.85	173	128
51A	Muscataune silt loam	6.85	200	147
68A+	Sable silt loam	0.93	192	143
567D3	Elkhart silty clay loam	0.66	139	101
86B	Osco silt loam	0.63	189	140
290C2	Warsaw silt loam	0.14	150	111
8074A	Radford silt loam	0.12	186	136
Weighted Average			181.9	134.4

*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 Northeast Quarter of Section 2, Township 15 North – Range 7 East (Macon Township), Bureau 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 Thursday, April 8th, 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 6, 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 \$22,860.

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 dated June 2, 2006. 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.

MARTIN, GOODRICH & WADDELL, INC.

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Sycamore, IL 60178

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