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Thursday, July 29<sup>th</sup> • 10:00 am (CST)

Auction will be held at the Walton Centre,  
Banquet & Event Hall in Fairbury, IL



# FARMLAND AUCTION

± **142.40**  
acres Offered in  
2 Tracts

PRSR STD  
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PAID  
Danville, IL  
Permit No. 234

Thursday, July 29<sup>th</sup> • 10:00 am (CST)

# FARMLAND AUCTION

± **142.40** acres  
Offered in  
2 Tracts

- Livingston and Ford County, IL Farmland
- Open Farm Tenancy

Auction will be held at the  
Walton Centre, Banquet & Event Hall  
in Fairbury, IL

Thursday, July 29<sup>th</sup> • 10:00 am (CST)

# FARMLAND AUCTION

± **142.40** acres  
Offered in 2 Tracts

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Livingston and Ford County, IL Farmland Auction

Livingston and Ford County, IL Farmland Auction

Thursday, July 29<sup>th</sup> • 10:00 am (CST)

# ± 142.40 acres

Offered in 2 Tracts

**Auction Date:**  
Thursday, July 29<sup>th</sup>, 10:00 am (CST)

**Auction Location:**  
Walton Centre, Banquet & Event Hall  
100 W. Locust St., Fairbury, IL 61739



**Property Information:**

Tracts will be offered individually.

**T1:** +/- 62.17 acres, Livingston County, IL.  
+/- 57.05 tillable acres, 120.8 PI.

Assessor Parcel #s: 18-18-07-300-014

2020 payable 2021 real estate tax: \$1,670.92

Part of the SW ¼ of section 7, T28N – R8E,  
Sullivan TWP. Livingston County, IL.

Farm is located a ¼ mile east of I9055 N 3000  
East Rd, Cullom, IL. 60929

Visit [www.AgExchange.com](http://www.AgExchange.com) for detailed information  
or call Auctioneer Travis Selby, 217-304-1686

**T2:** +/- 80.23 acres, Ford County, IL.  
+/- 64.73 tillable acres, 103.6 PI.

Assessor Parcel #s: 04-04-20-300-003

2020 payable 2021 real estate tax: \$1,559.48

Part of the SW ¼ of section 20, T26N – R9E Brenton  
TWP. Ford County, IL.

Farm is located 3 miles south of Piper City, IL on  
E 2100 N Rd.



Area Symbol: IL105, Soil Area Version: 15				Tract 1 – Soils						
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	32.00	56.1%		FAV	162	54	64	82	121
91A	Swygart silty clay loam, 0 to 2 percent slopes	14.63	25.6%		UNF	158	52	63	79	118
**294B2	Symerton loam, 2 to 5 percent slopes, eroded	5.48	9.6%		FAV	**170	**53	**66	**87	**124
295A	Mokena silt loam, 0 to 2 percent slopes	2.38	4.2%		FAV	172	54	66	88	126
232A	Ashkum silty clay loam, 0 to 2 percent slopes	2.04	3.6%		FAV	170	56	65	85	127
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	0.52	0.9%		UNF	**130	**46	**55	**60	**100
<b>Weighted Average</b>						<b>162.2</b>	<b>53.4</b>	<b>64</b>	<b>81.9</b>	<b>120.8</b>

Area Symbol: IL053, Soil Area Version: 16				Tract 2 – Soils						
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	20.75	32.1%		FAV	162	54	64	82	121
**241C3	Chatsworth silty clay, 4 to 6 percent slopes, severely eroded	14.60	22.6%		UNF	**79	**28	**28	**31	**60
91A	Swygart silty clay loam, 0 to 2 percent slopes	14.57	22.5%		UNF	158	52	63	79	118
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	9.08	14.0%		UNF	**147	**48	**59	**73	**110
238A	Rantoul silty clay, 0 to 2 percent slopes	2.75	4.2%		FAV	144	49	56	64	109
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	2.62	4.0%		UNF	**130	**46	**55	**60	**100
230A	Rowe silty clay loam, 0 to 2 percent slopes	0.36	0.6%		FAV	148	49	59	70	111
<b>Weighted Average</b>						<b>138.1</b>	<b>46.3</b>	<b>54.2</b>	<b>66.8</b>	<b>103.6</b>

## Auction Terms and Conditions

**Procedure:** Property will be offered in 2 individual tracts. Bidding will remain open until auctioneer announces, "bidding closed".

**T1:** +/- 62.17 Acres, Part of the SW ¼ of section 7, T28N – R8E, Sullivan TWP. Livingston County, IL.

**T2:** +/- 80.23 Acres, Part of the SW ¼ of section 20, T26N – R9E Brenton TWP. Ford County, IL.

**BIDDING IS NOT CONDITIONAL UPON FINANCING.**

**SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS.**

**Acceptance of Bid Prices/Contracts:** All successful bidders will sign a sale contract at the auction site immediately following the close of the bidding. Copies of such contracts are available for review at the office of the auctioneer.

**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 33 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before August 31st, 2021.

**Possession:** Possession will be given at closing subject to the 2021 crop lease. Buyer receives 50% of the 2021 rent proceeds 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:** The 2021 real estate taxes due and payable in 2022 shall be split equally between buyer and seller. Seller's portion shall be a credit to buyer at closing in the amount of \$835.46 for T1: +/- 62.17 Acres, Livingston County IL and \$779.74 for T2: +/- 80.23 Acres Ford County, IL.

**Survey:** Seller shall not provide a survey, and the sale shall not be subject to a survey. Tract acreage is approximate and has been determined by deeds, legal description, and aerial photographs.

**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.  
**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.

**Seller:** Peter Kint and Diana Kint



Travis Selby, Designated Agent/Auctioneer  
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