



T4: +/- 20 Acres, 120.2 PI  
Excellent, well drained, level field, primarily all tillable land except for the county road ditch.

T5: +/- 9 Acres, excellent small acreage build site with a perfect mix of wooded and tillable acres. This tract has a variety of terrain changes consisting of flat level farm ground, crp and wooded ravines.

Mature marketable timber, excellent deer, turkey and small game hunting. Gardening and livestock opportunities.

+/- 1.4 acres in row crop production, 118.4 PI.

+/- 2.24 CRP acres enrolled in CP33 paying \$379.55 annually through the fall of 2022. (estimated figures)

+/- 5.36 wooded acres, mature marketable timber.

**Ag Exchange**  
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27 E Liberty Lane • Danville, IL 61832

[www.AgExchange.com](http://www.AgExchange.com)

Friday, August 27<sup>th</sup> • 10:00 am (CST)

Auction will be held at the  
**Hindsboro Civic Center,**  
**Hindsboro, IL**



**LAND AUCTION**

± **138.75** acres Offered in 5 Tracts

PRSR STD  
U.S. Postage  
PAID  
Danville, IL  
Permit No. 234

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**LAND AUCTION**  
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- Highly Productive Farm Ground
- 2022 Open Farm Tenancy
- Excellent Mix of Tillable and Wooded Acres
- Prime Recreational Land, Annual Farm Income
- Excellent Deer, Turkey and Small Game Hunting
- Mature Timber
- Large Acreage Build Sites
- Black Top Road Frontage
- Rural Water Hook Up Available

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### Auction Terms and Conditions

**Procedure:** T1 will be offered individually and not combined with the other tracts.

T2 - T5 will be offered in 4 individual tracts and any combination of tracts. Multi Parcel Bidding will be the method of sale used for T2 - T5. BIDDING IS NOT CONDITIONAL UPON FINANCING.

**Acceptance of Bid Prices/Contracts:** All successful bidders will sign a sale contract at the auction site immediately following the close of the bidding.

**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 32 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before September 28th, 2021.

**Possession:** Possession will be given at closing subject to the 2021 crop lease. T3 and T5 sell subject to the existing CRP contracts.

**Title:** Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute 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:** 2021 Real estate taxes due and payable in 2022 shall be paid by seller and shown as a credit to buyer at closing. Tax credit amounts will be available at the sale.

**Survey:** A new survey shall be provided where there is no existing legal description. Any need for a new survey shall be determined solely by the seller. The cost of a new survey will be split equally between buyer and seller. The type of survey performed shall be at the seller's option and sufficient for providing title insurance.

**Mineral Rights:** The sale of the property shall include all mineral rights owned by the seller.

**Agency:** Ag Exchange Inc. and their 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:** Edgar County Bank and Trust # 455567

For additional property information contact:

**Stephanie Spiros, Managing Broker**  
Mobile Phone: 217-304-0404  
Stephanie@AgExchange.com



**Travis Selby, Auctioneer, IL Lic.# 441001485**  
Mobile Phone: 217-304-1686  
Travis@AgExchange.com

Located in Douglas and Coles County, IL

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Friday, August 27<sup>th</sup> • 10:00 am (CST)

# ± 138.75 acres

Offered in 5 Tracts

**Auction Date:**

Friday, August 27<sup>th</sup>, 10:00 am (CST)

**Auction Location:**

Hindsboro Civic Center, 403 Missouri St, Hindsboro, IL 61930

**Property Inspection Dates:**

9am to 1pm August 7<sup>th</sup>, 14<sup>th</sup>, and 21<sup>st</sup>

Meet an agent at tract 3 for questions.

**Tract Location Addresses:**

T1: 2001 E County Road 200 N, Hindsboro, IL 61930

T2 - T5: 15989 N County Road 2300 E, Oakland, IL 61943



**T1 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
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	35.50	44.8%		FAV	183	58	73	102	134
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	24.08	30.4%		FAV	184	60	70	95	137
**56B	Dana silt loam, 2 to 5 percent slopes	16.21	20.5%		FAV	**178	**55	**68	**98	**130
353A	Toronto silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	3.44	4.3%		FAV	174	56	69	93	128
<b>Weighted Average</b>						<b>181.9</b>	<b>57.9</b>	<b>70.9</b>	<b>98.7</b>	<b>133.8</b>

**Tract 1 Property Information:**

T1 will be offered individually and not combined with the other tracts.

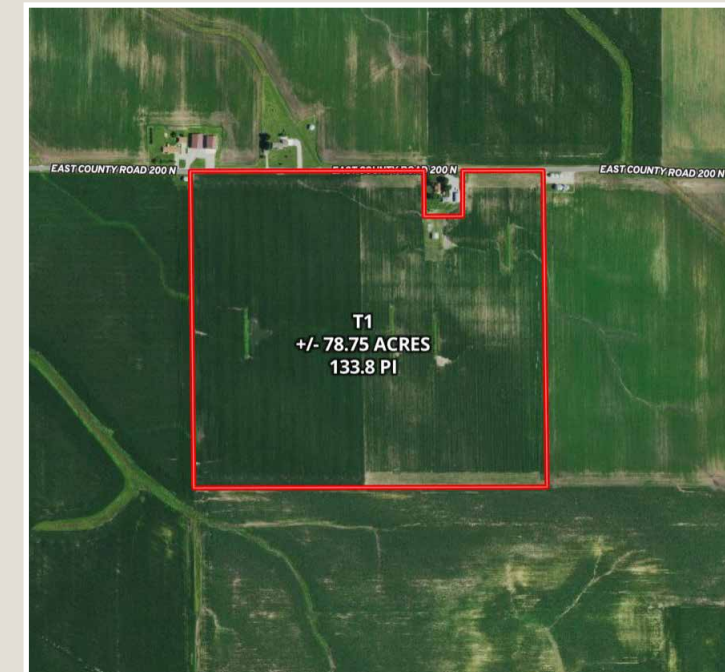
T1: +/- 78.75 Acres, 133.8 PI

Highly productive soils. Primarily all tillable land except for the county road side ditch and barn. Located in part of the NW ¼ of section 9, T14N – R10E, Sargent TWP.

Douglas County IL. Assessor Parcel #: 08-16-09-100-005

2020 real estate tax payable 2021: \$2,697.18

Black top road frontage, farm is located on the south side of East CR 200 N.



**Tract 2 - 5 Property Information:**

T2 - T5 will be offered in 4 individual tracts and any combination of tracts. Multi Parcel Bidding will be the method of sale used for T2 - T5.

T2 - T5 are part of a +/- 60 acre parcel, located in part of section 36, T14N – R10E, East Oakland TWP.

Coles County, IL Assessor Parcel #: 03-000-61-50-00

2020 real estate tax payable 2021: \$1,075.24

Black top road frontage, tracts are located on the east side of North CR 200 E.

Rural water hook up is available at the County Road.

T3 and T5 sell subject to the existing CRP contracts.

T2: +/- 10 Acres, 121.9 PI

Excellent, well drained, level field, primarily all tillable, ¼ mile rows.

T3: +/- 21 Acres offering a perfect mix of wooded and tillable acres.

Ideal, large acreage homesite, private and secluded. Rural water available at the county road.

Excellent deer, turkey and small game hunting. Gardening and live-stock opportunities.

+/- 4.94 acres in row crop production, 118.4 PI.

+/- 3.76 CRP acres enrolled in CP33 paying \$637.09 annually through the fall of 2022. (estimated figures)

+/- 12 wooded acres, mature marketable timber.



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