

T6: +/- 73 Acres, 117.3 Pl. +/- 70.45 cropland acres. Black top frontage on E 2000N Rd.
Assessor PIN: 17-11-100-009. Part of section 11, T28 - R7, SAUNEMIN TWP. 2020 payable 2021 tax: \$1,745.52.

T6 SOIL GRAPH										
Code	Soil Description	Acres	Percent of field	Ill. 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	33.71	47.8%		FAV	162	54	64	82	121
91A	Swygert silty clay loam, 0 to 2 percent slopes	16.64	23.6%		UNF	158	52	63	79	118
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	15.93	22.6%		UNF	**147	**48	**59	**73	**110
**448B2	Mona silt loam, 2 to 5 percent slopes, eroded	4.17	5.9%		FAV	**154	**48	**60	**79	**112
Weighted Average						157.2	51.8	62.4	79.1	117.3

Ag Exchange, Farmland Auction Schedule

- +/- 240 Acres, 2 Tracts, Stockland TWP. Iroquois County, IL. **October 28th**
- +/- 93 Acres, 140 Pl, Georgetown TWP. Vermilion County, IL. **November 4th**
- +/- 236.49 Acres, 3 Tracts, Rosamond TWP. Christian County, IL. **November 12th**
- +/- 80 Acres, 100% Tillable, 139.4 Pl. Marrowbone TWP. Moultrie County, IL. **November 12th**
- +/- 50 Acres, 2 Tracts Butler and Middlefork TWP. Vermilion County, IL. **November 16th**
- +/- 386 Acres, 6 Tracts, Long Point and Saunemin TWP's. Livingston County, IL. **November 18th**

Auction Terms and Conditions

For said Rittenhouse Farm, consisting of +/- 386 Acres

Procedure: Property will be offered in 6 individual tracts and any combination of tracts. Multi Parcel Bidding will be the method of sale used for the auction.

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 33 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before December 21st, 2021.

Possession: Possession will be given at closing. T4 and T5 sell subject to the current 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: The 2021 real estate property taxes due and payable in 2022 shall be a credit to buyer at closing. Real Estate tax credits are shown in the tract descriptions.

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: Stephen P. Rittenhouse

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27 E Liberty Lane • Danville, IL 61832

217-304-1686
www.AgExchange.com

Thursday, November 18th • 2:00 pm (CST)

Auction will be held at the
Eagle Conference Center, Pontiac, IL



FARMLAND AUCTION

±386 acres
Offered in 6 Tracts

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Thursday, November 18th • 2:00 pm (CST)

FARMLAND AUCTION

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FARMLAND AUCTION

±386 acres
Offered in 6 Tracts

- **Highly Productive Farm Ground**
- **2022 Open Farm Tenancy**
- **Mature Marketable Timber**
- **Excellent Recreational Opportunities**

Auction will be held at the
Eagle Conference Center,
Pontiac, IL

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Stephanie Spiros
Managing Broker
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Travis Selby
Land Broker and Auctioneer
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**Located in Long Point and Saunemin TWP.
Livingston County, IL**

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Thursday, November 18th • 2:00 pm (CST)

±386 acres
Offered in 6 Tracts

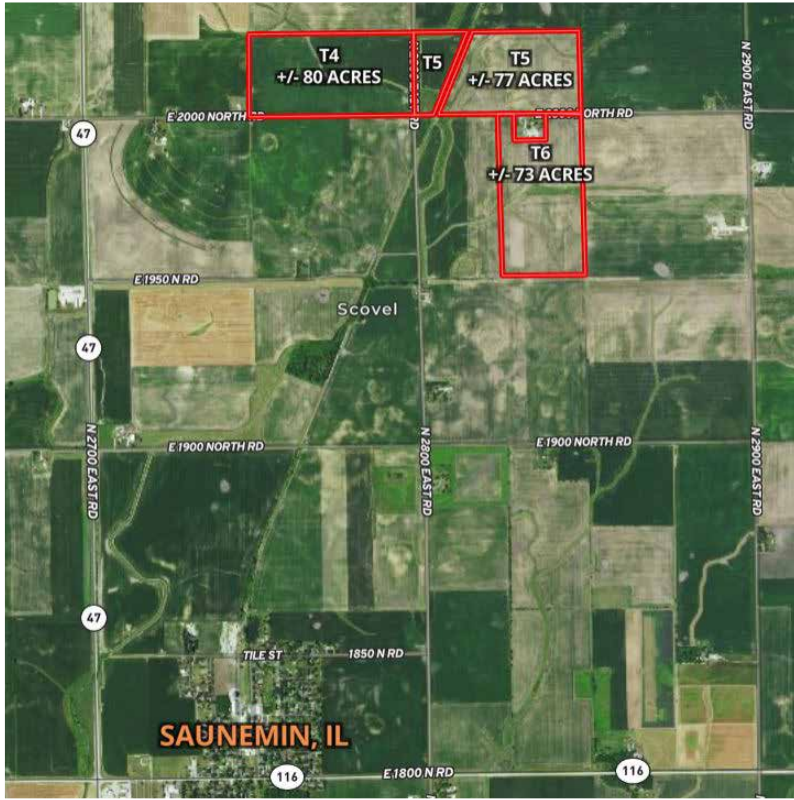
Auction Date:
Thursday, November 18th 2:00 pm (CST)

Auction Location:
Eagle Conference Center
319 N Plum Street
Pontiac, IL 61764

- Property Description:**
- Highly Productive, Livingston County, IL Farmland
 - 2022 Open Farm Tenancy
 - Mature Marketable Timber
 - Excellent Recreational Opportunities


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For Detailed Information Call Land Broker
and Auctioneer Travis Selby, 217-304-1686



Tract 1,2 & 3 Property Information:

T1 and T2 require a survey if sold in tracts. The cost of the survey will be split equally between buyer and seller.

T1: +/- 52 Wooded Acres, +/- .85 miles of Long Point Creek Frontage. Black top frontage on N190 East Rd. Electricity is located at the road frontage. Excellent large acreage homesite and recreational hunting tract with mature marketable timber. Timber evaluation report available upon request. A 15' ingress egress easement shown as a yellow dashed line through T2 allows access to T1, land east of Long Point Creek. Part of Assessor PIN's: 07-08-200-019 S8, T29 - R3, and Part of 07-09-100-006 S9, T29 - R3 LONG POINT TWP. ESTIMATED 2020 payable 2021 tax \$1,485.78.

9 GRAIN BINS +/- 23,000 bushel storage located on the south end of T1 will transfer to the new owner. Grain bins located on the north end of the property (46 bins) are owned by the lessee currently leased through Dec1, 2021. Buyer may renegotiate a new lease with lessee or have the lessee remove the bins and reclamate the bin site area back to seeded grass.

T2: +/- 54 Acres, primarily all tillable, 134.6 Pl. +/- 53.21 cropland acres. Black top frontage on N190 East Rd and E2550 N Rd. T2 is subject to a 15' ingress egress easement in favor of T1 shown as a yellow dashed line on the aerial. Part of Assessor PIN's: 07-08-200-019 section 8, T29 - R3, and Part of 07-09-100-006 section 9, T29 - R3 LONG POINT TWP. ESTIMATED 2020 payable 2021 tax \$1,996.40.



T2 SOIL GRAPH										
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
715A	Arrowsmith silt loam, 0 to 2 percent slopes	35.00	65.8%		FAV	190	61	74	97	140
**443B	Barrington silt loam, 2 to 4 percent slopes	9.17	17.2%		FAV	**174	**56	**68	**93	**129
192A	Del Rey silt loam, 0 to 2 percent slopes	4.17	7.8%		FAV	151	50	61	74	113
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	3.44	6.5%		FAV	**163	**53	**66	**87	**121
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	1.43	2.7%		FAV	182	59	68	89	134
Weighted Average						182.2	58.7	71.3	93.6	134.6

T3 SOIL GRAPH										
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
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	29.17	58.5%		FAV	182	59	68	89	134
715A	Arrowsmith silt loam, 0 to 2 percent slopes	9.13	18.3%		FAV	190	61	74	97	140
**440B	Jasper loam, 2 to 5 percent slopes	5.86	11.8%		FAV	**173	**56	**70	**93	**129
**146C2	Elliott silty clay loam, 4 to 6 percent slopes, eroded	3.45	6.9%		FAV	**160	**52	**65	**83	**119
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	1.58	3.2%		FAV	189	60	71	98	139
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	0.42	0.8%		FAV	**163	**53	**66	**87	**121
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	0.22	0.4%		FAV	**166	**52	**64	**86	**122
Weighted Average						180.9	58.5	69.2	90.8	133.5

T3: +/- 50 Acres, primarily all tillable, 133.5 Pl. +/- 49.83 cropland acres. Black top frontage on N190 East, N200 East and E2545 North Rd. Assessor PIN: 07-08-400-002. Part of section 8, T29 - R3, LONG POINT TWP. 2020 payable 2021 tax: \$1,848.52.



Tract 4,5 & 6 Property Information:

T4: +/- 80 Acres, 117.3 Pl. +/- 76.62 cropland acres. +/- .31 Acres enrolled in CP22 paying \$93.00 annually, expiring 09/30/2032. Black top frontage on E 2000N and N 2800E Rd. Assessor PIN: 17-03-400-002. Part of section 3, T28 - R7 SAUNEMIN TWP. 2020 payable 2021 tax: \$1,926.60.

T5: +/- 77 Acres, 116.3 Pl. +/- 76.30 cropland acres. +/- 4.77 Acres enrolled in CP22 paying \$1,431.00 annually, expiring 09/30/2032. Black top frontage on E 2000N and N 2800E Rd. Assessor PIN: 17-02-300-002 and 17-02-300-003. Part of section 2, T28 - R7 SAUNEMIN TWP. 2020 payable 2021 tax: \$718.64 + \$993.54 = \$1,712.18.

T4 SOIL GRAPH										
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	51.05	66.6%		FAV	162	54	64	82	121
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	25.56	33.4%		UNF	**147	**48	**59	**73	**110
Weighted Average						157	52	62.3	79	117.3

T5 SOIL GRAPH										
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	40.98	53.7%		FAV	162	54	64	82	121
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	13.04	17.1%		UNF	**130	**46	**55	**60	**100
295A	Mokena silt loam, 0 to 2 percent slopes	7.70	10.1%		FAV	172	54	66	88	126
91A	Swygart silty clay loam, 0 to 2 percent slopes	5.06	6.6%		UNF	158	52	63	79	118
238A	Rantoul silty clay, 0 to 2 percent slopes	3.87	5.1%		FAV	144	49	56	64	109
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	3.62	4.7%		FAV	**151	**47	**59	**77	**110
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	2.06	2.7%		UNF	**147	**48	**59	**73	**110
Weighted Average						155.4	51.8	61.8	77.3	116.3


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