

FARMLAND AUCTION

Douglas County, Illinois

98.00+/- TOTAL TAX ACRES

96.58+/- FSA CROPLAND ACRES

Offered in 1 Tract

Virtual Online Only Auction!

No buyer's premium to bid on!

Seller: First National Bank of Illinois

Successor trustee for the Pauline Albrecht Trust &

Trustee for the Johnine A. Griffith Trust

The Sale, February 3, 2022 at 1:00 p.m.

Online: www.capitalag.com

Average Yields

Corn - 208± bpa (4-yr)

Soybeans - 74.8± bpa (3-yr)



Click here to view
video of Albrecht
Trust Farm

Click on image
to register

Online
Bidding

Powered By:
proxibid

For more information, contact:

Timothy A. Harris, IL Licensed Auctioneer
815-875-7418 timothy.a.harris@pgim.com

22263 1365 N Ave, Princeton, IL 61356 - IL Licensed Auctioneer #441.001976



**CAPITAL
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www.capitalag.com

Douglas County Farm Auction Information

Auction: Thursday, February 3, 2022, at 1:00 p.m.
Online Information: www.capitalag.com
Online Bidding Powered by: Proxibid

Procedure: 98.00± total tax acres of farmland will be offered in 1 tract. Property will be sold in a manner resulting in the highest sales price per acre, subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one purchase contract and deed. Further divisions are the responsibility of the buyer(s). Property is being sold on an "as is/where is" basis. Bidder(s) should arrange financing prior to the auction and should be prepared to enter into purchase contract following the auction.

The successful bidder(s) will be required to enter into a purchase agreement immediately following the close of the auction. The agreement must be signed and returned to the Seller's attorney by e-mail, fax or hand delivery to the Seller's attorney by 4:00 p.m. the day of the auction. The property is being sold in 1 tract and if you wish to split it into smaller parcels, and convey the same to multiple buyers, all expenses related to the division are the sole responsibility of the buyer(s).

Terms: Cash. Ten percent (10%) earnest money deposit of contract selling price required on auction day at time of signing the purchase agreement, to be transferred either via wire transfer or by check to account designated by Seller's attorney delivered by 4:00 p.m., February 4, 2022. Balance due upon closing.

Mineral Rights: Any mineral rights owned by Seller will be conveyed to Buyer.

Lease: Open for 2022

Closing & Possession: Closing to occur on or before March 4, 2022, subject to rights of the current tenant.

Survey: The farm is being sold based upon tax acres. Owner/Seller will not provide a survey.

Real Estate The Seller has paid the 2020 real estate taxes due in 2021. Seller will give a credit to the buyer(s) at closing for the 2021 payable 2022 real estate taxes, based upon the most current and available information. According to the Douglas County Treasurer's Office, the total 2020 paid in 2021 real estate taxes were \$5,715.16, which includes house and outbuildings. The farm is located in the Villa Grove Unit 302 and Parkland College Unit 505 school districts.

Improvements: Vacant house and older outbuildings

Seller's Attorney: David Wierman
Wessels & Wierman, P.C.
309-794-9406 or david@wesselspc.com

Seller: First National Bank in Amboy, Successor Trustee for the Paul G. Albrecht Trust, and Trustee for the Jeanine A. Griffith Trust

Auctioneer: Timothy A. Harris, Designated Managing Broker
Illinois Auctioneer Lic. #441.001976

Agency: Capital Agricultural Property Services, Inc. and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

For more information, contact:

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815-875-7418
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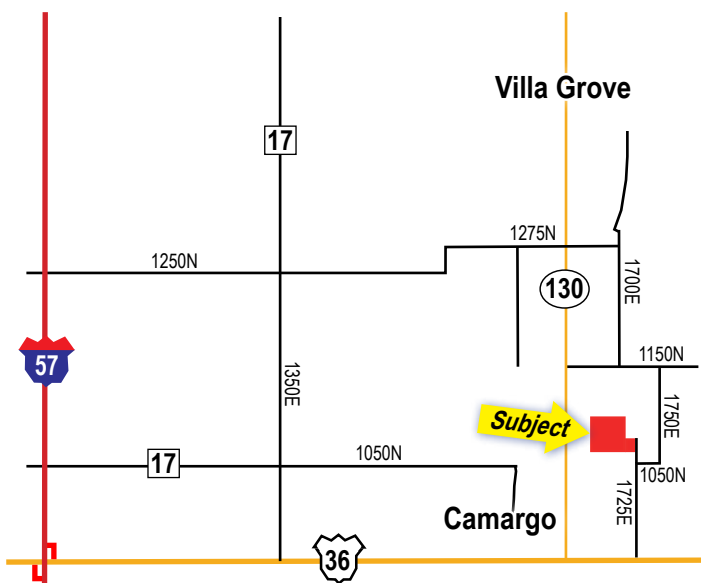
Location:

Appx. 1.25 miles north and east of Camargo on 1725E
3± miles south of Villa Grove, IL
7± miles east of Tuscola, IL
9± miles west of Newman, IL
22± miles south of Champaign, IL
22± miles north of Charleston, IL

Directions to Property:

From Interstate 57 / IL Rte. 36 interchange go east through Camargo, turn north on 1725E, appx. 1.25 miles to property.

From IL Rte. 130 proceed south through Villa Grove, turn east on 1150N then south on 1750N, turn north on 1725E to property



Boundary lines are approximate

All announcements made the day of auction take precedence over any prior advertising, either written or oral.

First National Bank in Amboy
Succ. Trustee for the Paul G. Albrecht Trust
Trustee for the Jeannine A. Griffith Trust

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Property Location:

Part of Section 26 in Camargo Twp. 16N, Range 9E, Douglas Co., Ill.

Improvements: House (vacant)/outdated outbuildings (sold as-is, where-is with no warranties/guarantees).

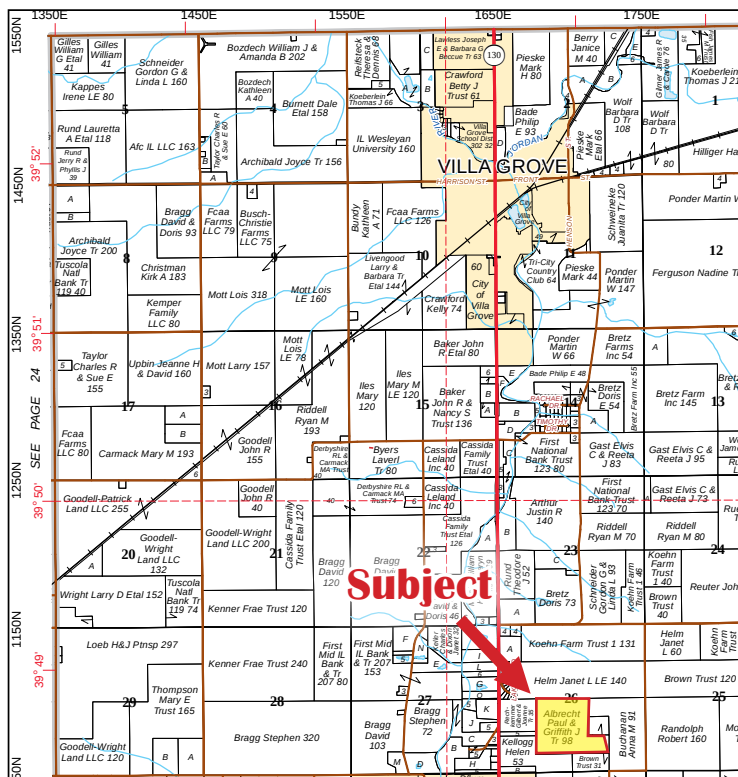
FSA Information: Farm #649, Tract #983

Crop	Base Acres	Tract Yield	Program
Corn	48.00	161	PLC
Soybeans	47.90	61	ARC-Co

Parcel Real Estate/Drainage Taxes for 2020 paid in 2021:

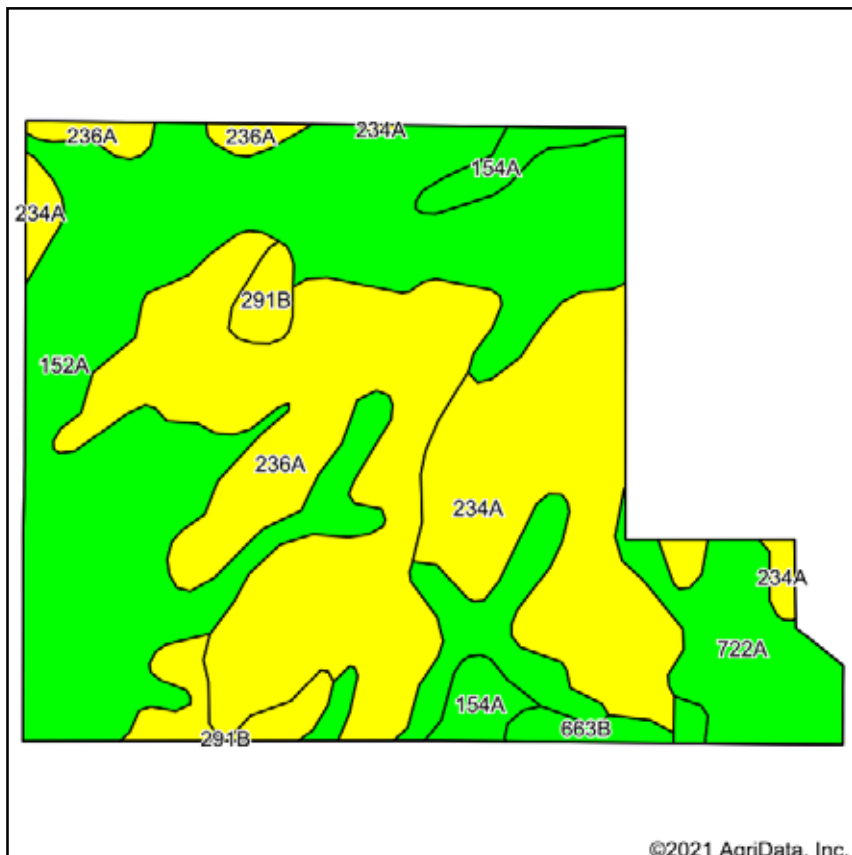
Parcel No.	Tax Acres	Total Taxes	Tax Per Ac.
04-03-26-300-003	58.00	\$2,365.78	\$40.79
04-03-26-400-003	20.00	\$2,064.92	\$103.25
04-03-26-400-005	10.00	\$388.68	\$38.87
04-03-26-400-006	10.00	\$355.78	\$35.58

The farm is located Villa Grove Unit 302 and Parkland College Unit 505.

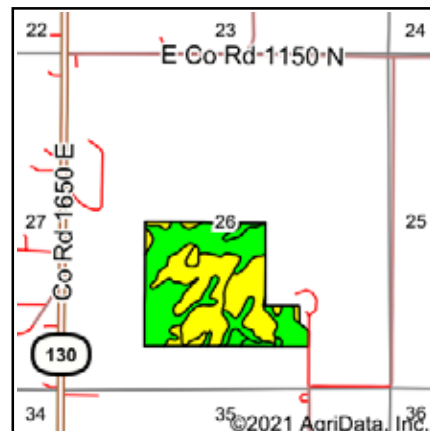


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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Douglas**
Location: **26-16N-9E**
Township: **Camargo**
Acres: **96.58**
Date: **12/21/2021**



Code	Soil Description	Percent % Slopes	Acres	Percent of Field	Ill. State PI Legend	Corn Bu/A	Soybeans Bu/A	Crop PI for Optimum Mgt.
152A	Drummer Silty Clay Loam	0 to 2	41.41	42.9		195	63	144
236A	Sabina Silt Loam	0 to 2	25.52	26.4		168	52	122
234A	Sunbury Silt Loam	0 to 2	16.07	16.6		179	57	131
722A	Drummer-Milford Silty Clay Loam	0 to 2	6.38	6.6		184	60	137
291B	Xenia Silt Loam/Bloomington Ridged Plain	2 to 5	3.16	3.3		**160	**50	**117
154A	Flanagan Silt Loam	0 to 2	3.05	3.2		194	63	144
663B	Clare Silt Loam	2 to 5	.99	1.0		**180	**56	**133
Weighted Average						183.1	58.4	134.6

Boundary lines are approximate

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version 1/2/2012
Amended Table S2 B811

**Indexes adjusted for slope & erosion according to Bulletin 811 Table S3

Soils data provided by USDA, NRCS, University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers.

Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

Farmland Auction in 1 Tract 98.00+/- total tax acres of Douglas Co., IL Farmland

Thursday, February 3, 2022, at 1:00 p.m.

Online: www.capitalag.com - follow link to register at proxibid.com



Click on image to register

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DISCLAIMER All acres noted in this brochure are +/-.

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Further Information
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