

  
**Ag Exchange**  
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

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

Thursday, November 17<sup>th</sup> • 10:00 am (CST)

Auction will be held at the Georgetown  
Fair Banquet Center in Georgetown, IL



High Productive Soils!  
Online Bidding Available!

# FARMLAND AUCTION

± **70 acres**  
Offered in  
1 Tract

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

Thursday, November 17<sup>th</sup> • 10:00 am (CST)

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- Highly Productive Raub, Dana and Drummer Soils – 132.9 Pl.
- Open Farm Tenancy for 2023

Online Bidding Available!

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Georgetown Fair Banquet Center  
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Located in Part of Sections 29 and 30  
Elwood TWP. in Vermilion County, IL

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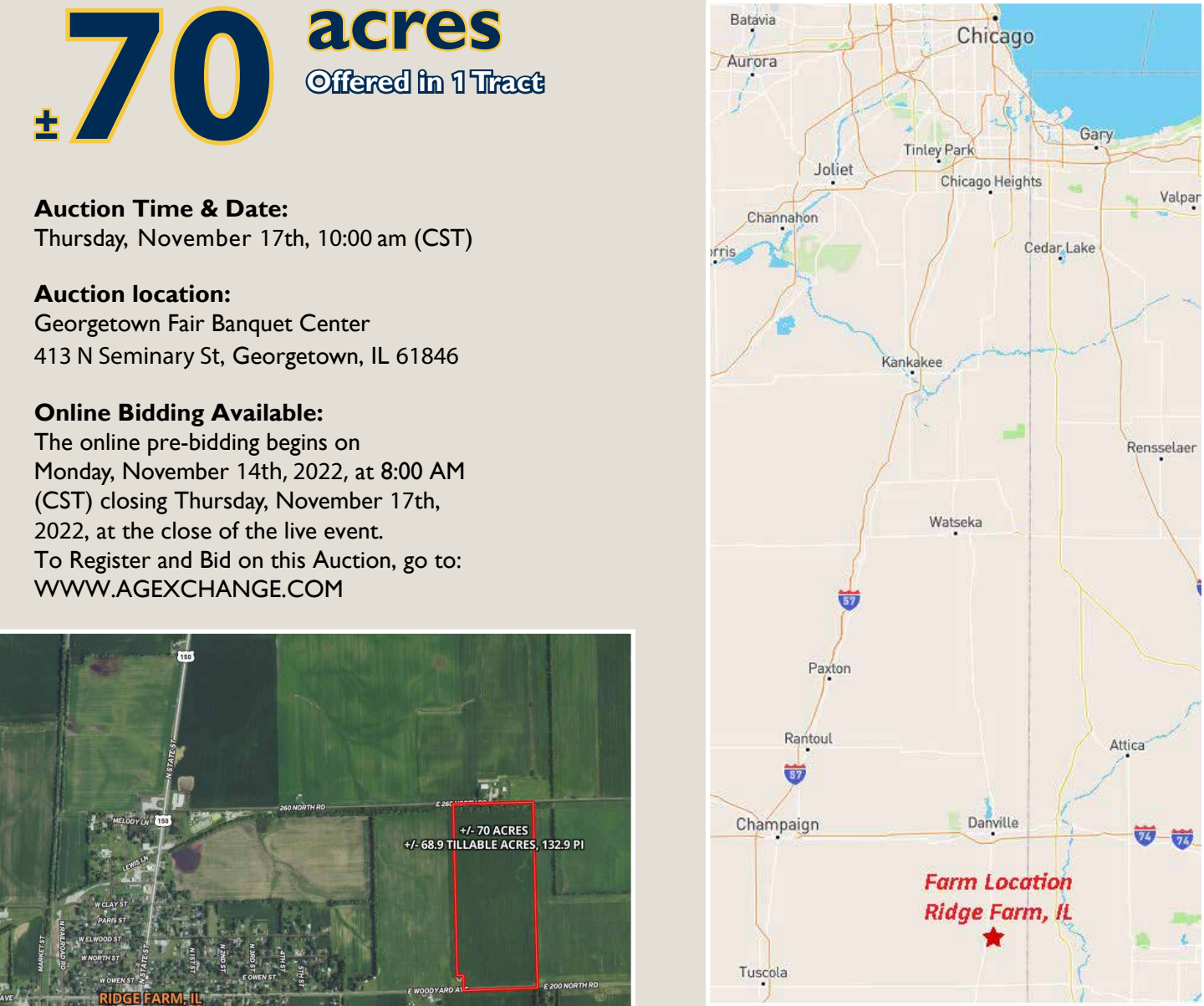
**Auction Time & Date:**  
Thursday, November 17th, 10:00 am (CST)

**Auction location:**  
Georgetown Fair Banquet Center  
413 N Seminary St, Georgetown, IL 61846

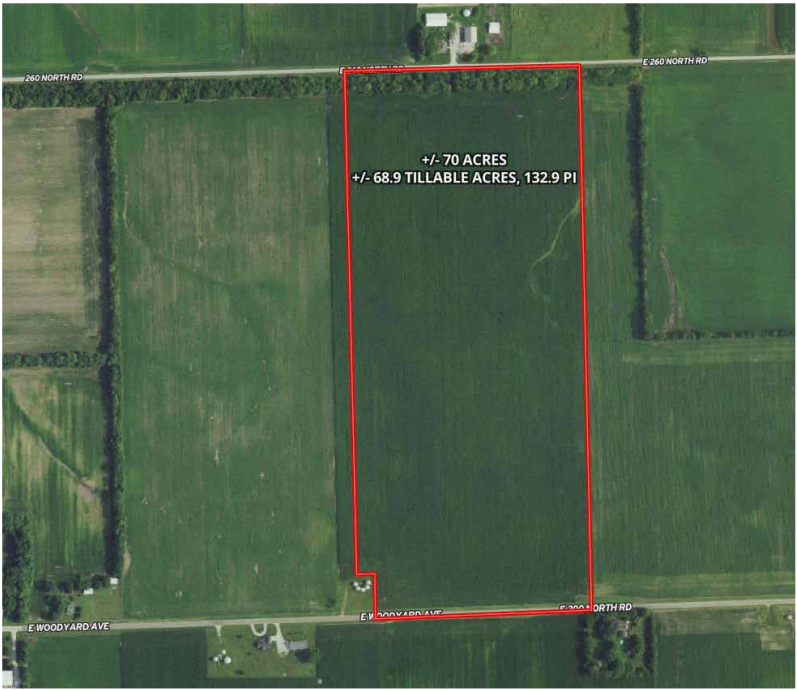
**Online Bidding Available:**  
The online pre-bidding begins on  
Monday, November 14th, 2022, at 8:00 AM  
(CST) closing Thursday, November 17th,  
2022, at the close of the live event.  
To Register and Bid on this Auction, go to:  
[WWW.AGEXCHANGE.COM](http://WWW.AGEXCHANGE.COM)



| Code             | Soil Description                                             | Acres | Percent of field | Il. State Productivity Index Legend | Subsoil rooting <b>a</b> | Corn Bu/A | Soybeans Bu/A | Wheat Bu/A | Oats Bu/A <b>b</b> | Crop productivity index for optimum management |
|------------------|--------------------------------------------------------------|-------|------------------|-------------------------------------|--------------------------|-----------|---------------|------------|--------------------|------------------------------------------------|
| 481A             | Raub silt loam, non-densic substratum, 0 to 2 percent slopes | 37.11 | 53.9%            |                                     | FAV                      | 183       | 58            | 73         | 102                | 134                                            |
| **56B2           | Dana silt loam, 2 to 5 percent slopes, eroded                | 19.62 | 28.5%            |                                     | FAV                      | **171     | **53          | **66       | **94               | **124                                          |
| 152A             | Drummer silty clay loam, 0 to 2 percent slopes               | 12.17 | 17.7%            |                                     | FAV                      | 195       | 63            | 73         | 100                | 144                                            |
| Weighted Average |                                                              |       |                  |                                     |                          | 181.7     | 57.5          | 71         | 99.4               | 132.9                                          |



**Farm Location:**  
**Farm is located 1 mile east of Ridge Farm, IL.**  
**North side of Woodyard Ave. (E. 200 North Rd.)**  
**Part of sections 29 and 30, T17N – R11W,**  
**Elwood TWP. Vermilion County, IL**



- +/- 70 Acres in total
- +/- 68.9 Tillable Acres, 132.9 PI
- Highly productive Raub, Dana and Dummer soils.
- Open farm tenancy for 2023
- Final Acreage to be determined by survey prior to sale.
- Survey cost shall be split equally between buyer and seller.

Part of sections 29 and 30, T17N – R11W,  
Elwood TWP. Vermilion County, IL

The Paulin Living Trust farm consist of three,  
Vermilion County, IL tax parcels:  
33-30-400-009; 9.32 Acres, except the grain bin site.  
33-29-300-001; 30.70 Acres  
33-29-300-003; 30.68 Acres

2021 payable 2022 real estate tax,  
\$2,911.22 = \$41.58 per acre.

### Auction Terms and Conditions

**Procedure:** Property will be offered as one +/- 70 Acre Tract.  
**BIDDING IS NOT CONDITIONAL UPON FINANCING.**  
This sale is subject to Owner's confirmation.  
**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 December 20th, 2022.**  
**Possession:** Possession will be given at closing subject to the removal of the 2022 crop.

**Title:** Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a Trustees 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:** Seller will credit buyer at closing \$2,911.22 for the 2022 payable 2023 real estate tax.

**Survey:** Cost of the survey shall be split equally between the buyer and seller, paid at the time of closing.

**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: Beneficiary of the Paulin Living Trust**

**Online Bidding Procedure:** The online pre-bidding begins Monday, November 14<sup>th</sup>, 2022, at 8:00 AM closing Thursday, November 17<sup>th</sup>, 2022, at the close of live the event. All bids on the tracts will be visible online, the identity of the bidders is confidential.

**Server and Software Technical Issues:** In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Ag Exchange reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Ag Exchange shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Ag Exchange.

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