

Auction Terms and Conditions

Procedure: Tracts will be offered individually. No combination bids. Bidding shall remain open until the auctioneer announces bidding closed. Auction will be conducted publicly with online bidding available for absentee bidders. This sale is subject to Owner's confirmation. Owner reserves the right to accept or reject any and all bids.

BIDDING IS NOT CONDITIONAL UPON FINANCING.

Online Bidding Procedure: The online pre-bidding begins Monday, June 5th, 2023, at 8:00 AM closing Thursday, June 8th, 2023, 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.

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 35 days after auction day, or as soon thereafter as applicable closing documents are completed. **The anticipated closing date is on or before Thursday, July 13th, 2023.**

Possession: Possession will be given at closing subject to the 2023 crop lease. T1 buyers will assume the owner's 50% share crop agreement obligation for the 2023 crop year. T1 buyer input reimbursements, due to seller at closing are in the amount of TBD. T2 buyer will receive 100% of the 2023 cash rent proceeds at closing in the amount of \$25,285.97 at closing. T3 buyers will assume the owner's 50% share crop agreement obligation for the 2023 crop year. T3 buyer input reimbursements, due to seller at closing are in the amount of TBD.

Survey: A new survey shall not be provided, and the sales shall not be subject to a survey. The farms will be sold per deeded acre.

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: Seller will assume and pay all of the 2022 real estate property taxes due and payable in 2023. Buyer will assume and pay all of the 2023 real estate property tax due and payable in 2024.

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: T1: Carol Ann Carter; T2: John Carter; T3: Carol Ann Carter, Bridget Carter, John Carter, and Mary Hardy

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Thursday, June 8th • 10:00 am (CST)

**Auction will be held at the
Turtle Run Banquet Center, Danville, IL**



Online Bidding Available!

Thursday, June 8th • 10:00 am (CST)
FARMLAND AUCTION

±278.24 acres
Offered in 3 Tracts

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**FARMLAND
AUCTION**

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



**Located in Grant, Ross, and
South Ross TWP. Vermilion County, IL**

Thursday, June 8th • 10:00 am (CST)

FARMLAND AUCTION

±278.24 acres
Offered in 3 Tracts

- **Highly Productive Tillable Land.**
- **Sale is Subject to the 2023 Crop Lease and CRP Contracts.**
- **Buyer Receives Sellers' Portion of the 2023 Crop Proceeds.**
- **Open Farm Tenancy for 2024.**

Online Bidding Available!

**Auction will be held at the
Turtle Run Banquet Center,
Danville, IL**



**Located in Grant, Ross, and
South Ross TWP. Vermilion County, IL**

Thursday, June 8th • 10:00 am (CST)

± **278.24** acres
Offered in 3 Tracts

Auction Date:

Thursday, June 8th 10:00 am (CST)

Auction Location:

Turtle Run Banquet Center
332 E Liberty Ln, Danville, IL 61832

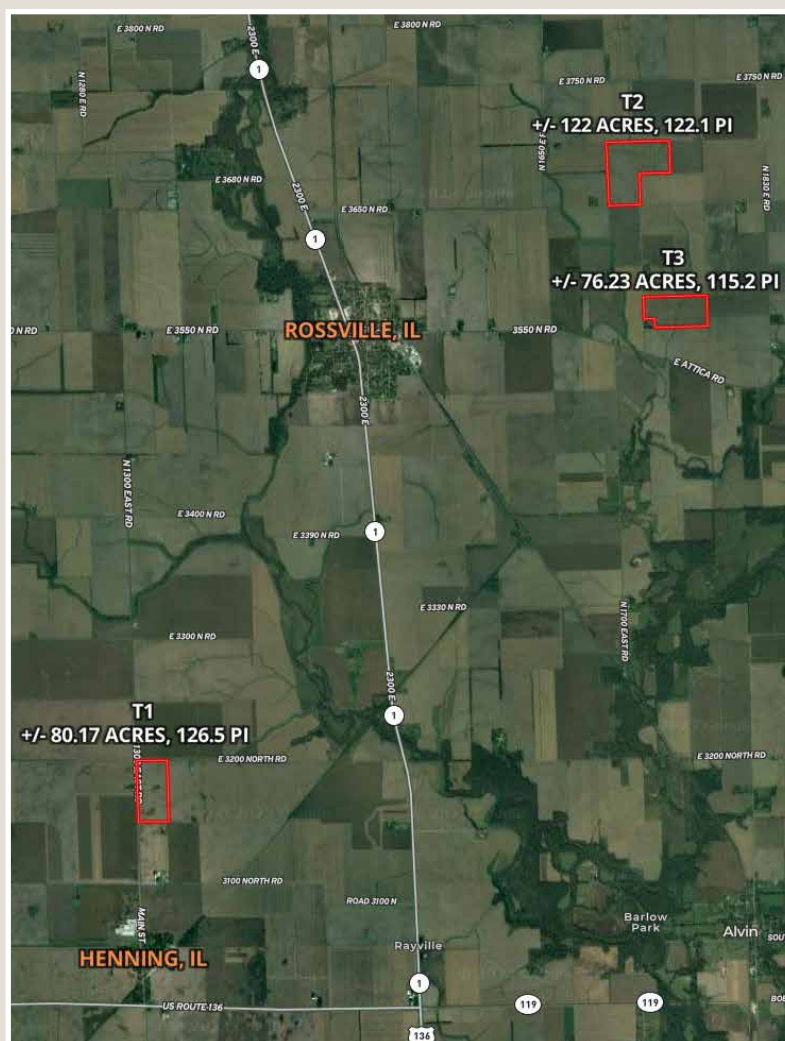
- Highly productive tillable land.
- Sale is subject to the 2023 crop lease and CRP contracts.
- Buyer receives sellers' portion of the 2023 crop proceeds.
- Open farm tenancy for 2024.

ONLINE BIDDING AVAILABLE!

Online pre-bidding begins Monday, June 5th, 2023,
at 8:00 AM, closing Thursday, June 8th, 2023,
at the close of the live event.

To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM

**Contact Travis Selby for
additional property information
Cell: 217-304-1686
Travis@AgExchange.com
visit www.Ag-Exchange.com**



Ag Exchange
We know farms. We sell farms.
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T1 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
69A	Milford silty clay loam, 0 to 2 percent slopes	60.46	76.5%		FAV	171	57	68	88	128
102A	La Hogue loam, 0 to 2 percent slopes	17.67	22.4%		FAV	162	52	71	80	121
293A	Andres silt loam, 0 to 2 percent slopes	0.90	1.1%		FAV	184	59	71	97	135
Weighted Average						169.1	55.9	68.7	86.3	126.5

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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	42.20	33.4%		FAV	170	56	65	85	127
146A	Elliott silt loam, 0 to 2 percent slopes	36.61	28.9%		FAV	168	55	68	87	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	27.84	22.0%		FAV	**160	**52	**65	**83	**119
102A	La Hogue loam, 0 to 2 percent slopes	7.96	6.3%		FAV	162	52	71	80	121
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	7.94	6.3%		FAV	**118	**41	**50	**57	**91
125A	Selma loam, 0 to 2 percent slopes	3.94	3.1%		FAV	176	57	70	90	129
Weighted Average						163.6	53.7	65.5	83.2	122.1

T3 SOILS 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
125A	Selma loam, 0 to 2 percent slopes	29.38	37.2%		FAV	176	57	70	90	129
102A	La Hogue loam, 0 to 2 percent slopes	27.43	34.7%		FAV	162	52	71	80	121
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	21.94	27.8%		FAV	**118	**41	**50	**57	**91
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	0.27	0.3%		FAV	**147	**48	**60	**76	**109
Weighted Average						154.9	50.8	64.8	77.3	115.6

**Tracts will be offered individually.
No combination bids.**

T1: +/- 80.17 acres in total
+/- 77.27 effective crop land acres, 126.5 PI.
The West ½ of the NW ¼, section 34, T22N – R12W,
South Ross TWP. Vermilion County, IL.
Assessor PIN #: 08-34-100-009 (80.17 Acres).
2022 payable 2023 real estate tax:
= \$2,890.36 = \$36.05 per acre.

T1 buyer will assume the owner's 50% share crop
agreement obligation for the 2023 crop year. Buyer input
reimbursements for T1, due to seller at closing, in the
amount of TBD.

T2: +/- 122 acres in total
+/- 122 effective crop land acres, 122.1 PI.
+/- 1.74 CRP acres expiring the fall of 2026.
The E ½ of the NW ¼ and the W ½ of the NW ¼ of section 5,
T22N – R11W, Grant TWP.
Vermilion County, IL. Assessor PIN #'s: 09-05-100-002(42
Acres); 09-05-100-001 (80 Acres).
2022 payable 2023 real estate tax:
= \$3,825.02 = \$31.35 per acre.

T2 buyer will receive 100% of the 2023 cash rent proceeds
at closing in the amount of \$25,285.97.

T2 buyer will receive the sellers share of the CRP payment
issued the fall of 2023 and all payments thereafter.

T3: +/- 76.23 acres in total
+/- 79.11 effective cropland acres, 115.2 PI
Located in part of section 8, T22N – R11W, Ross TWP.
Vermilion County, IL.
Assessor PIN #'s: 09-08-100-003 (36.23 Acres);
09-09-200-003 (40 Acres).
2022 payable 2023 real estate tax:
= \$2,338.84 = \$30.68 per acre.

T3 buyer will assume the owner's 50% share crop
agreement obligation for the 2023 crop year. Buyer input
reimbursements for T3, due to seller at closing, in the
amount of TBD.



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Ag Exchange
We know farms. We sell farms.

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