

Auction Terms and Conditions

Procedure: The property will be offered as 10 individual tracts. T3, T7, T8, T9 and T10 are stand-alone tracts. Stand-alone tracts can only be bid on individually. Combination bids are allowed for T1 and T2. Multi parcel, combination bids are allowed for T4, T5, and T6. The auction will be conducted publicly with online bidding available for pre-registered online bidders. Bidding shall remain open until the auctioneer announces bidding closed.

BIDDING IS NOT CONDITIONAL UPON FINANCING.

Online Bidding Procedure: The online pre-bidding begins Monday, August 28th, 2023, at 8:00 AM closing Thursday, August 31st, 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.

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. The anticipated closing date shall be Tuesday, October 3rd 2023.

Possession: Possession will be given at closing subject to the 2023 farm tenancy. Farm operators will have the right to enter the farm following 2023 harvest.

Cash Rent Proration: T4: Buyer receives \$13,505.00 cash rent at closing. T5: Buyer receives \$6,692.00 cash rent at closing. T6: Buyer receives \$5,656.00 cash rent at closing. T8: Buyer receives \$730.00 cash rent at closing. T9: Buyer receives \$3,687.00 cash rent at closing. T10: Buyer receives \$6,390.00 cash rent at closing.

Survey: Survey for tracts 1,2,3,4,5,6,7,8, and 9 shall be provided by seller. Tracts purchased in combination will not be surveyed separately. The type of survey performed shall be at the seller's option and sufficient for providing title insurance. T10 will be sold per deeded acre. The seller of T10 shall not provide a survey, and the sale of T10 shall not be subject to a survey. T10 acreage is approximate and has been determined by deeds, legal description, and aerial photographs.

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a trustee's 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 shall pay 100% of the 2022 real estate tax due and payable 2023. Buyer shall receive a tax credit from seller at closing for the 2023 payable 2024 real estate taxes in the amount of: T1: \$88.22; T2: \$78.85; T3: \$472.23; T4: \$1,756.77; T5: \$974.00; T6: \$665.00; T7: \$647.85; T8: \$ \$124.17; T9: \$512.60; T10: \$771.00.

The buyer shall be responsible for paying 100% of the 2023 real estate tax due and payable in 2024.

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's: Successor Trustees(s) of the John Young Trust dated November 4, 2011

Travis M. Selby
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Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Thursday, August 31st • 10:00 am (CST)

Auction will be held at the
Beef House Restaurant, Covington, IN



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FARMLAND AUCTION

± **306.54** acres
Offered in 10 Tracts

Online Bidding Available!

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Beef House Restaurant, Covington, IN

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Ag Exchange
We know farms. We sell farms.

Located in Danville TWP. Vermilion County, IL
& Highland TWP. Vermillion County, IN

Thursday, August 31st • 10:00 am (CST)

FARMLAND AUCTION

± **306.54** acres
Offered in 10 Tracts

- Highly productive tillable tracts.
- Buyer receives prorated cash rent.
- Fenced pasture for livestock, wooded hunting land.
- Large acreage build sites.
- Two country farmhouses, outbuildings and grain bin storage.
- Tracts to be surveyed prior to auction.

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Auction Date:

Thursday, August 31st 10:00 am (Central Time)

Auction Location:

Beef House Restaurant
16501 N State Road 63, Covington, IN 47932

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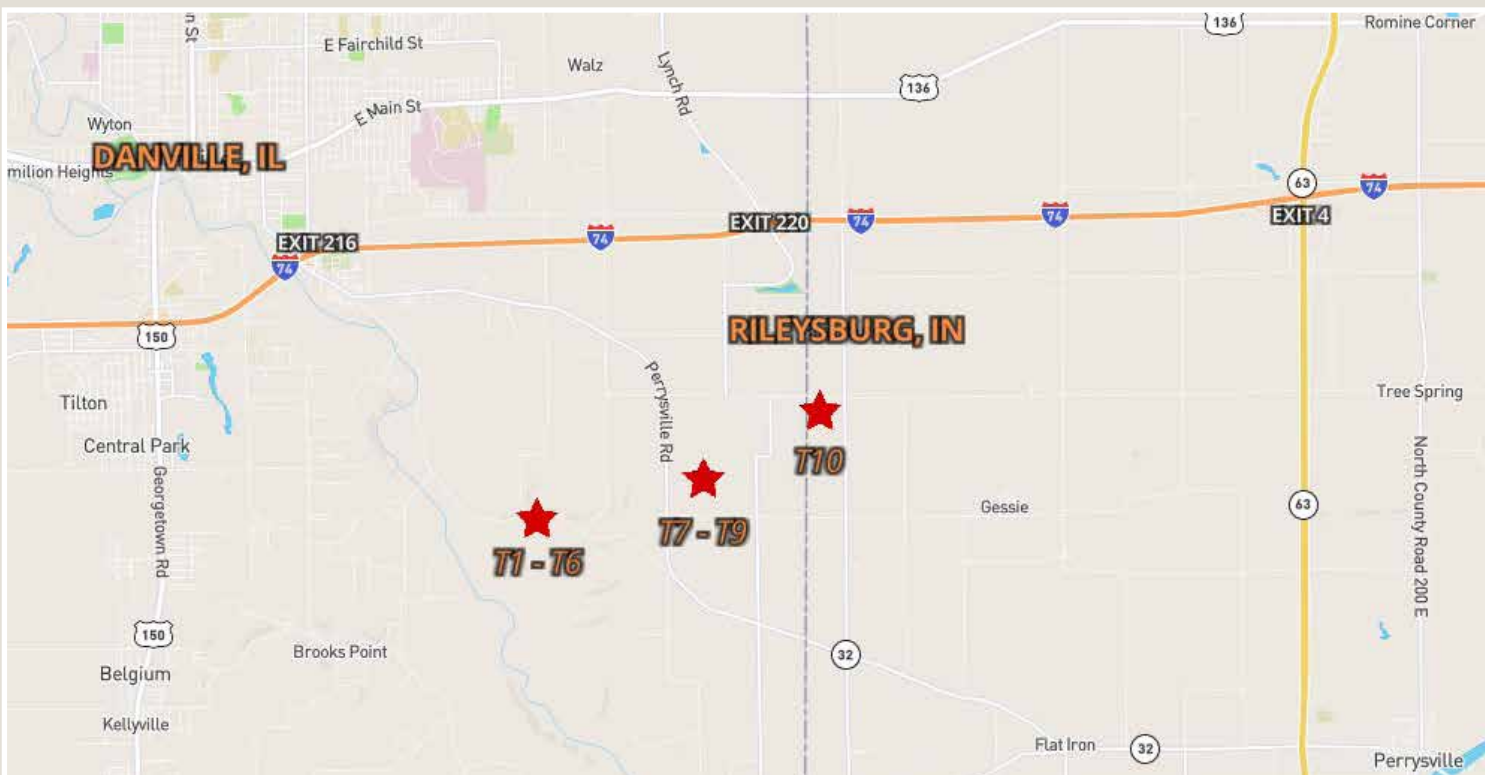
ONLINE BIDDING AVAILABLE!

Online pre-bidding begins Monday, August 28th, 2023,
at 8:00 AM, closing Thursday, August 31st, 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

Site Address's:

T1: Located just south of 14657 Markley Rd,
Danville, IL, 61834.
T2 - T6: 19566, Stoney Creek Rd, Danville, IL. 61834.
T7 - T9: 14739 Perrysville Rd, Danville, IL. 61834.
T10: Located 1 mile south of Rileysburg, IN.



T3 and T5 are subject to an ingress / egress easement for the existing farm lane. To be described by survey. Easement is shown as a yellow dashed line on the tract aerial.

T1: +/- 20.00 acres; heavily wooded, mature timber, variety of terrain changes. Partially fenced for cattle. Excellent large acreage build site.
Part of sections 26, T19N – R11W, Danville TWP. Vermilion County, IL. Split out of PIN#: 23-26-100-007.
Estimated real estate tax: \$176.44 = \$8.82 per acre.
Site Address: Located just south of 14657 Markley Rd, Danville, IL, 61834.

T2: +/- 17.88 acres; areas of open pasture with mature timber, variety of terrain changes. Partially fenced for cattle. Excellent large acreage build site.
Part of sections 26, T19N – R11W, Danville TWP. Vermilion County, IL.
Split out of PIN#: 23-26-100-007.
Estimated real estate tax: \$157.70 = \$8.82 per acre.
Site Address: 19566, Stoney Creek Rd, Danville, IL. 61834.

T3: +/- 2.28 acres overlooking T4, T5 and T6. Well maintained, 988 sq. ft., 3 bedroom, 1 bathroom farmhouse with full basement, 2 car detached garage, well and septic. Central air, gas furnace with baseboard boiler heat.
Five outbuildings, +/- 8,200 sq. ft. under roof. 24 x 32 two car garage, 26 x 24 shed, 50 x 76 pole barn, 38 x 48 shed, 30 x 40 shed. 32,000 bushel grain storage consisting of four, 8,000 bushel grain bins. Split out of PIN#: 23-26-100-007 and 23-26-300-002 Danville TWP. Vermilion County, IL.
Estimated real estate tax: \$944.46.
Site Address: 19566, Stoney Creek Rd, Danville, IL. 61834.
T3 is subject to an ingress / egress easement allowing access to the existing farm lane. To be described by survey.



T4: +/- 95.12 acres, +/- 92.50 tillable acres, 127.3 PI.
Part of sections 26, and 35, T19N – R11W, Danville TWP. Vermilion County, IL.
Parcel #'s: 23-26-300-001 and part of 23-35-100-001.
Estimated real estate tax: \$3,513.53 = \$36.94 per acre.
Site Address: 19566, Stoney Creek Rd, Danville, IL. 61834.

T5: +/- 48.71 acres, +/- 45.84 tillable acres, 128.3 PI.
Part of sections 26, and 35, T19N – R11W, Danville TWP. Vermilion County, IL.
Part of parcel #'s: 23-26-300-002 and 23-35-100-001.
Estimated real estate tax: \$1,948.40 = \$40.00 per acre.
Site Address: 19566, Stoney Creek Rd, Danville, IL. 61834.
T5 is subject to an ingress / egress easement on the existing farm lane. To be described by survey.

T6: +/- 37.96 acres, +/- 33.26 tillable acres, 127.7 PI.
Part of sections 26, T19N – R11W, Danville TWP. Vermilion County, IL.
Parcel # 23-26-400-001 and part of parcel #: 23-26-300-002.
Estimated real estate tax: \$1,330.00 = \$40.00 per acre.
Site Address: 19566, Stoney Creek Rd, Danville, IL. 61834.

T7: +/- .91 acres with farm house and outbuildings. +/- 1,500 sq. ft., two story, 4 bedroom, 1 bathroom farmhouse with basement, 3 car detached garage, well and septic. New gas furnace with baseboard boiler heat. Fenced barn lot.
Two outbuildings, +/- 2,072 sq. ft. under roof. 26 x 34 three car detached garage, 33 x 36 metal sided barn with hayloft. Partial concrete for livestock. Dirt floor in the main storage area. Split out of PIN#: 23-25-200-011. Danville TWP. Vermilion County, IL.
Estimated real estate tax: \$1,295.70.
Site Address: 14739 Perrysville Rd, Danville, IL. 61834

T8: +/- 15.05 acres consisting of +/- 9 acres fenced for livestock and +/- 5 tillable acres, 121 PI.
Excellent large acreage build site. New cattle fencing installed in 2022. Mature old growth timber, grass for grazing and shallow water pond used for watering livestock. Road frontage along Perrysville Rd and Gessie Rd. Part of sections 25, T19N – R11W, Danville TWP. Vermilion County, IL.
Split out of PIN#: 23-25-200-011. Danville TWP. Vermilion County, IL. Estimated real estate tax: \$248.33.
Site Address: 14739 Perrysville Rd, Danville, IL. 61834.

T9: +/- 25.63 acres, +/- 25.25 tillable acres, 125.3 PI.
Part of sections 25, T19N – R11W, Danville TWP. Vermilion County, IL. Split out of PIN#: 23-25-200-011.
Estimated real estate tax: \$1,025.20 = \$40.00 per acre.

T10: +/- 43.00 Acres, +/- 43.77 tillable acres per FSA 91.8 NCCPI soil rating.
Part of section 19, T19N – R10W Highland TWP. Vermilion County, IN. PIN# 83-02-19-400-002.000-009.
Estimated real estate tax: \$1,542.00 = \$35.86 per acre.



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