

Auction Terms and Conditions

Procedure: T1, T2, T3, and T4 shall be offered individually with multi parcel bidding. T5 will be offered individually. T5 is a standalone tract, cannot be bid on in combination with other tracts. 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, November 6th, 2023, at 8:00 AM closing Thursday, November 9th, 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 December 12th, 2023.

Possession: Possession will be given at closing subject to the existing 2023 crop lease. Open tenancy for 2024 crop year.

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: Buyer shall receive a tax credit from seller at closing for the 2023 real estate tax due and payable in 2024 in the amount of: T1: \$5,382.78; T2: \$7,725.52; T3: \$7,093.38; T4: \$3,141.80; T5: \$6,493.68. 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.

T1, T2, T3, and T4 Seller: ACWE HOLDINGS INC.
T5 Seller: Freda M Varner



27 E Liberty Lane • Danville, IL 61832
217-304-1686
www.AGEXCHANGE.com

Thursday, November 9th • 10:00 am (CST)

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



Live in Person Public Auction with Online Bidding!

FARMLAND AUCTION

±460.39 acres Offered in 5 Tracts

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Danville, IL
Permit No. 234

Thursday, November 9th • 10:00 am (CST)

FARMLAND AUCTION

±460.39 acres Offered in 5 Tracts

Online Bidding Available!

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



Thursday, November 9th • 10:00 am (CST)

FARMLAND AUCTION

±460.39 acres Offered in 5 Tracts

- **Class A Soils**
- **Tile Maps Available for T1, T2, T3, and T4**
- **Highly Productive Drummer and Flanagan Soils**
- **Open Farm Tenancy For 2024**
- **Online and In Person Multi Parcel Bidding**
- **T5 is a Standalone Tract**

Live in Person Public Auction with Online Bidding!

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



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Located in Part of Sections 9, 10, 11 and 1 Catlin TWP. Vermilion County, IL

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Thursday, November 9th • 10:00 am (CST)

±460.39 acres
Offered in 5 Tracts

Auction Date:

Thursday, November 9th 10:00 am (CST)

Auction Location:

Georgetown Fair Banquet Center
413 N Seminary St, Georgetown, IL 61846

Tract Locations: Farm tracts are located 1 mile west of Westville, IL on County HWY 5, and 1.5 miles south of Catlin, IL on County HWY 7, and 2.5 miles south of Catlin IL on County Rd. 1100 North. Part of sections 9,10, 11, and 1, T18N- R12W Catlin TWP. Vermilion County, IL

ONLINE BIDDING AVAILABLE!

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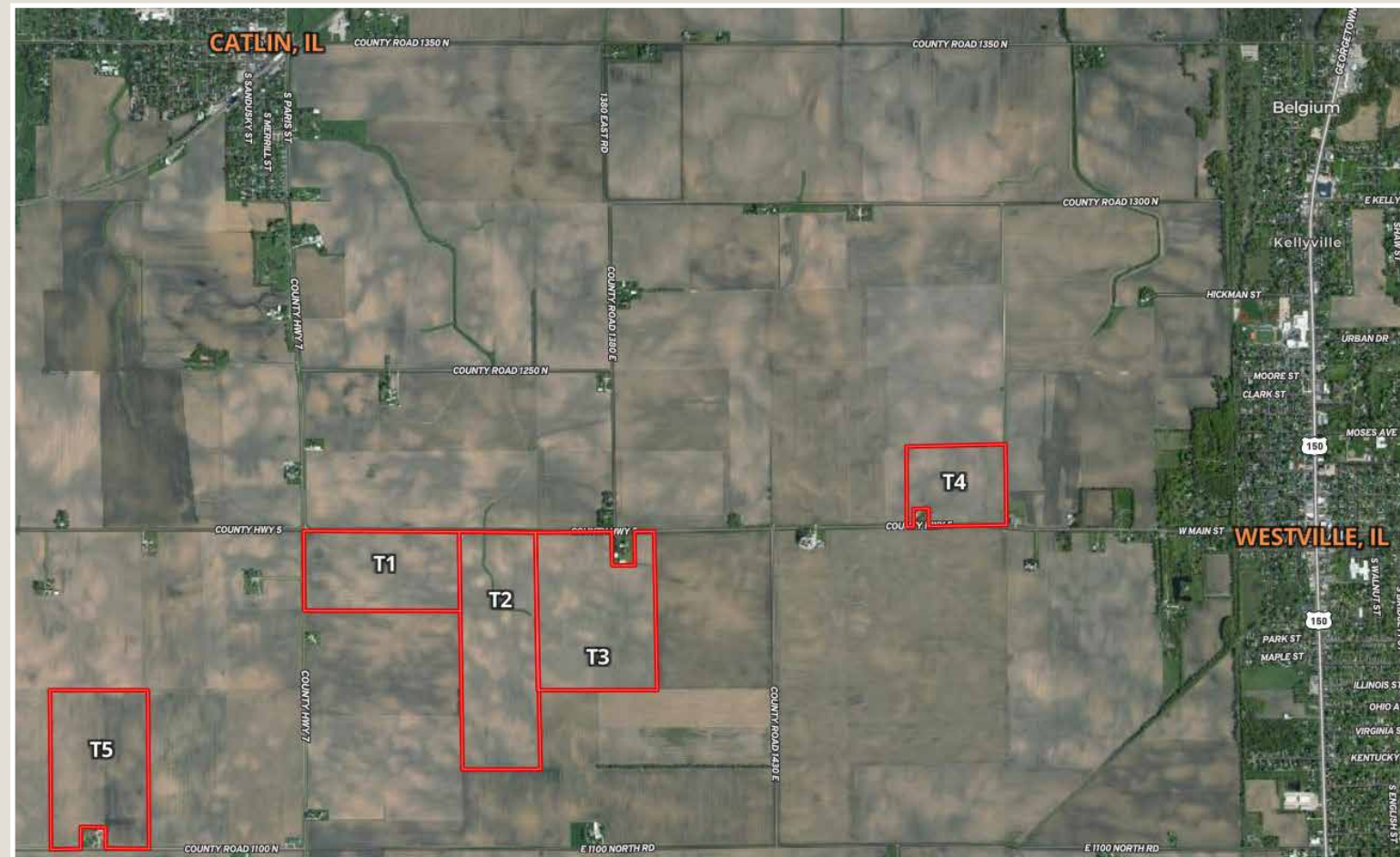
To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM



- **Class A Soils**
- **Tile Maps Available for T1, T2, T3, and T4**
- **Highly Productive Drummer and Flanagan Soils**
- **Open Farm Tenancy for 2024**
- **Online and In Person Multi Parcel Bidding**
- **T5 is a Standalone Tract**

Ag Exchange
We know farms. We sell farms.
www.AGEXCHANGE.com

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



T1: +/- 80.00 acres; +/- 77.03 tillable acres, 143.3 PI
Part of section 10 and section 11, T18N- R12W
Catlin TWP. Vermilion County, IL.
PIN# 27-10-200-002 (40.00 acres); tax = \$2,656.40
PIN# 27-11-100-001 (40.00 acres); tax = \$2,726.38
2022 payable 2023 Real Estate Tax Total
= \$5,382.78 = \$67.28 per acre.

T2: +/- 118.69 acres; +/- 117.9 tillable acres, 142.8 PI.
Part of section 11, T18N- R12W Catlin TWP. Vermilion County, IL.
PIN# 27-11-100-002 (78.79 acres); tax = \$5,123.78
PIN# 27-11-300-004 (39.75 acres); tax = \$2,601.74
PIN# 27-11-300-005 (00.15 acres); tax = \$ 0
2022 payable 2023 Real Estate Tax Total = \$7,725.52 = \$65.09 per acre.

T3: +/- 116.21 acres; +/- 115.23 tillable acres, 140.8 PI
Part of section 11, T18N- R12W Catlin TWP. Vermilion County, IL.
PIN# 27-11-200-005 (116.21 acres)
2022 payable 2023 Real Estate Tax Total = \$7,093.38 = \$61.04 per acre.



T4: +/- 48.22 acres; 100% tillable tract, 144 PI
Part of section 1, T18N- R12W Catlin TWP. Vermilion County, IL.
PIN# 27-01-400-010 (9.22 acres); tax = \$ 615.56
PIN# 27-01-400-007 (39.00 acres); tax = \$2,526.24
2022 payable 2023 Real Estate Tax Total = \$3,141.80 = \$65.15 per acre.



T5: +/- 97.27 acres; 100% tillable tract, 143.8 PI.
Standalone tract, cannot be bid on in combination.
Part of section 9 and section 10, Catlin TWP, T18N – R12W, Vermilion County, IL.
PIN# 27-09-400-002 (20.00 acres); tax = \$1,384.22
PIN# 27-10-300-006 (27.67 acres); tax = \$1,815.06
PIN# 27-10-300-005 (49.60 acres); tax = \$3,294.40
2022 payable 2023 real estate tax = \$6,493.68 = \$66.75 per acre.

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Ag Exchange
We know farms. We sell farms.

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