

Farmland Auction

November 9, 2023 @ 10:00AM

Sale to be held at Alhambra Fireman & Legion Park - Alhambra, IL

4.0% BUYER'S PREMIUM

Cook Family Farmland

120.00+/- Acres

*Shoal Creek TWP
Bond County, IL*

120.00 +/- Acres: Offered as a Single Tract

**Live & In Person - Public Auction
w/ Online Bidding Available**

**Venue: Alhambra Fireman & Legion Park
610 W. Main St.
Alhambra, IL 62001**

*Please visit our website at **www.FieldLevelAg.com** for online bidding options.*



Ryan Reifschneider
Listing Broker

1624 Carlyle Avenue, #375
Belleville, IL 62221

(618) 539-8613



Nick Suess
Broker

206 S. Second Street
Greenville, IL 62246

(618) 267-1236

Auctioneer: Alex R. Head
441.002555



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

WWW.FIELDLEVELAG.COM

General Terms

Sale Property

Field Level Agriculture, Inc., is offering 120.00 +/- Tax Acres at Public Auction on November 9, 2023 @ 10:00am. Commonly known as the Cook Family Farm, the property features a single tract of land, located in Shoal Creek Township, Bond County, IL. Online mapping notes that the Cook Family Farm has 90.68 tillable acres, with a tillable soil productivity index rating of 97.9. Soils found on the farm include: Oconee-Darmstadt, Hickory, Marine, and Hosmer series. Fertility has been carefully managed and dry dams have been well maintained. The property has access to city water and is in the Highland School District.

Procedure of Sale

Auction will be held live and in-person at the Alhambra Fireman & Legion Park (610 W. Main St. Alhambra, IL 62001) on November 9, 2023, at 10:00am. Online bidding will be available for those parties not able to attend in person - see website for online bidding instructions (*online bidders must register 24 hrs. in advance - no exceptions*). Bidding will be per real estate tax acre. This is not an absolute auction and confirmation of bids is required by the Seller(s) prior to the execution of a purchase agreement. Seller(s) reserve the right to reject any and all bids. *Announcements made day of sale take precedence over all printed material.*

Down Payment

Upon acceptance of winning bid, the successful bidder shall be required to enter into a written purchase agreement and submit 10% earnest money by personal check, cashier's check or bank wire. Your bidding is not conditional upon financing. Please secure all financing arrangements prior to the auction.

Closing

The closing shall occur on or before December 15th, at Certified Title Company, LLC, located at 502 South 3rd Street Greenville, IL 62246.

Buyer's Premium

This auction does carry a 4.0% Buyer's Premium, that will be added to the winning bid at the conclusion of the sale. The Buyer's Premium is due on the day of closing.

Real Estate Taxes

Buyer will receive a credit at closing for the 2023 real estate taxes payable in 2024, based on most recent ascertainable figures. The buyer shall then be responsible for payment of said taxes.

Possession

Possession will be granted at closing, subject to the rights of the tenant in possession. Seller & Tenant retain the right to enter the premises for the purpose of harvesting and the removal of the 2023 crops, and Buyer will not interfere with the same. The property sells with open tenancy for the 2024 crop year.

Minerals

The owner's interest in any mineral rights, noted as all, will be included with the sale of the property.

Survey

Selling via real estate tax acres. A survey will not be provided in this transaction.

Easements

This property sells subject to any and all easements of record and they will be conveyed with the property.

Reimbursements Due

Any reimbursements due will be announced and outlined on the day of sale. Online bidding platform will note reimbursements due, if any.

Confirmation of Bids

This is not an absolute auction and the Seller(s) confirmation of the winning bid(s) is/are required prior to execution of the purchase agreement. Seller(s) reserve the right to reject any and all bids. Confirmation of bids / Seller approval will be done after all rounds of bidding have concluded (*at the end of the auction*).

Public Auction: November 9, 2023 @ 10:00AM

Disclaimer

The information in this brochure is considered to be accurate, however, the information is subject to verification. No liability for errors or omissions is assumed. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or Field Level Agriculture, Inc. The information contained in the supporting literature 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 Seller or Field Level Agriculture, Inc. Each potential buyer is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and do so at their own risk. Neither the Seller nor Field Level Agriculture, Inc. are warranting and specific zoning classification, location of utilities, nor warranting or representing as to fitness for a particular use access, or physical or environmental condition. Diagrams and dimensions in the marketing literature are approximate. All information contained in any related materials are subject to the terms and conditions of sale outlined in the purchase contract. *Announcements made day of sale take precedence over all printed material.*

Agency

Field Level Agriculture, Inc., its brokers and representatives, are the agent of the Seller(s) only.

Broker: Ryan Reifschneider
471.000826

Broker: Nick Suess
475.163426

Auctioneer: Alex R. Head
441.002555

Sale Property - General Information

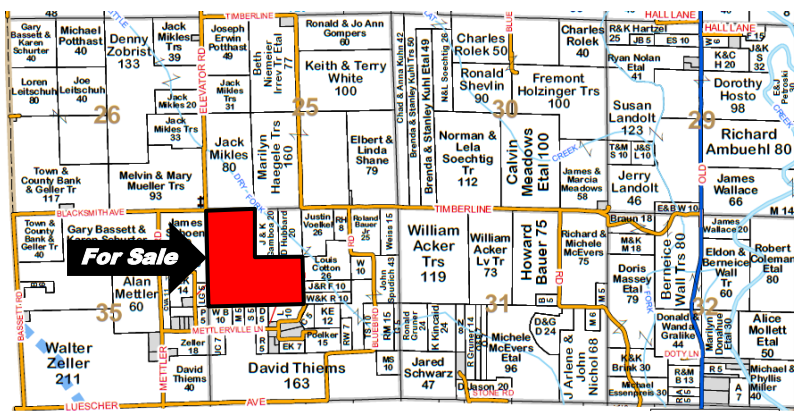
Real Estate Tax Data

PIN No.	Acres	Taxes	Taxes Per Acre
09-04-36-104-001	40.00	\$ 463.08	\$ 11.57
09-04-36-105-001	40.00	\$ 517.06	\$ 12.93
09-04-36-106-001	40.00	\$ 431.52	\$ 10.79
TOTAL:	120.00	\$ 1,411.66	\$ 11.76

Provided by Bond County Treasurer's Office

Plat Map of Sale Property

Shoal Creek Township, Bond County, IL TWP 6N, R 5W

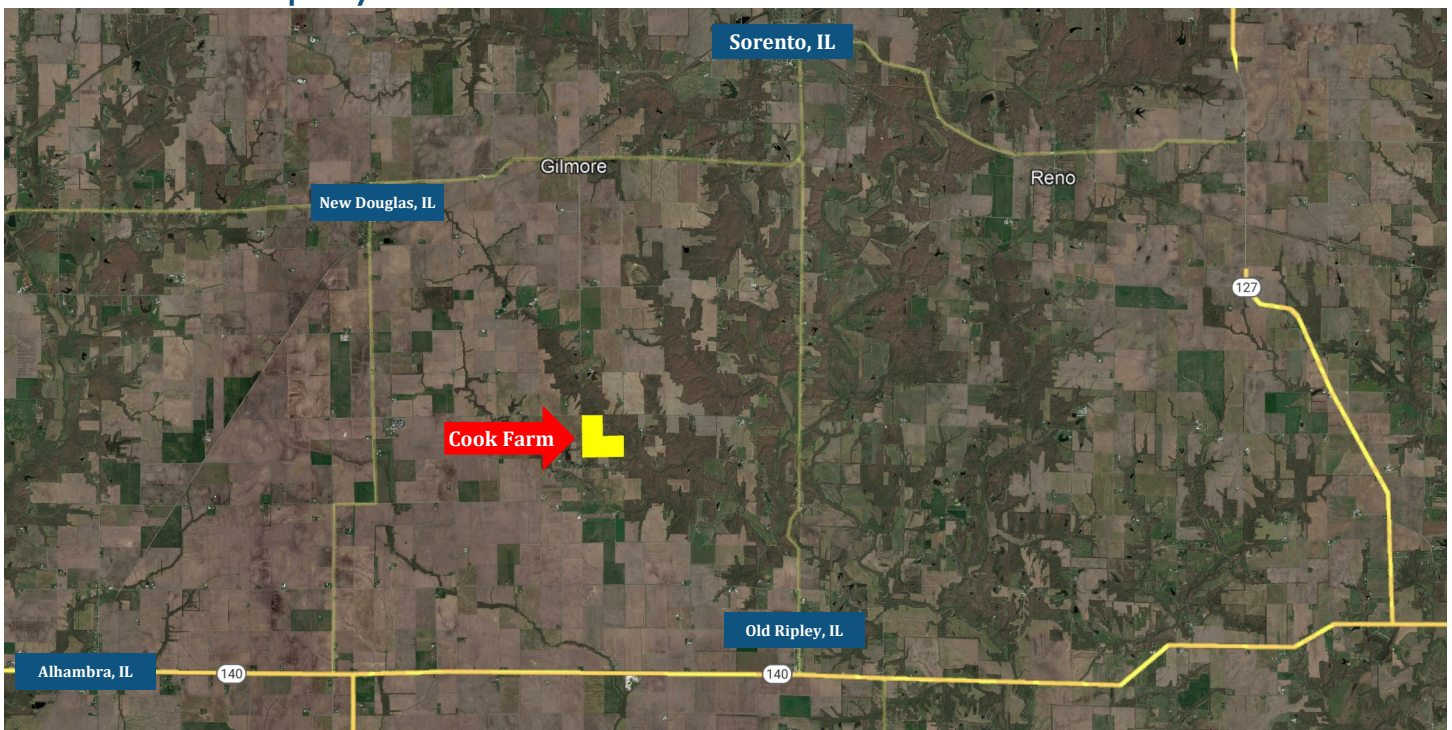


- Tillable w/ Rec. Acreage
- Highland School District
- Building Site

FSA Data

Cropland Acres	Wetland Status	HEL Status
90.68 A	No Wetland	Not HEL

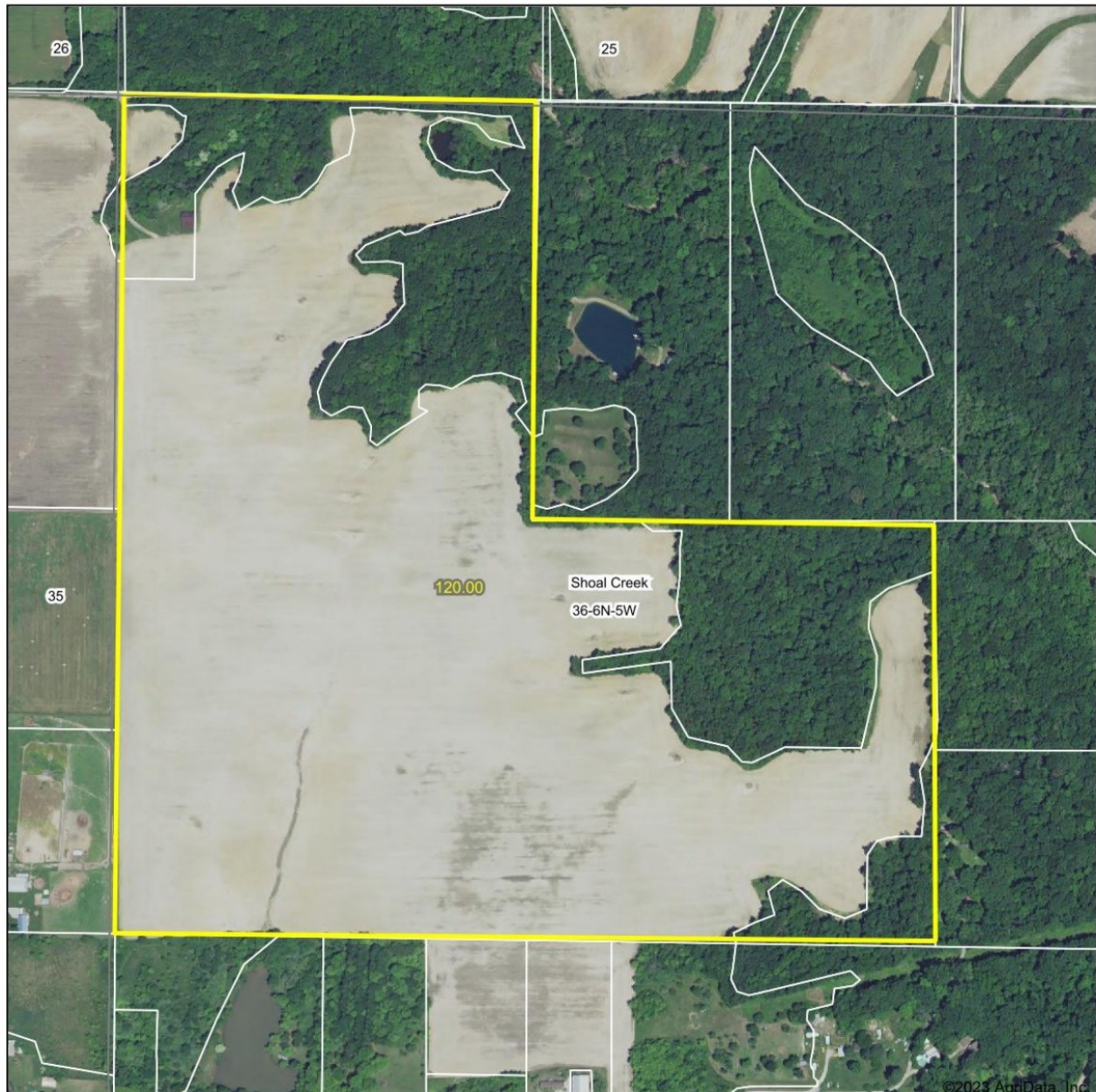
Aerial of Sale Property



Property Lines are Approximate

November 9th Land Auction

Aerial Map



FIELD LEVEL
— AGRICULTURE, INC. —

Boundary Center: 38° 55' 47.34, -89° 36' 51.58

0ft 496ft 992ft

Maps Provided By:



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36-6N-5W
Bond County
Illinois

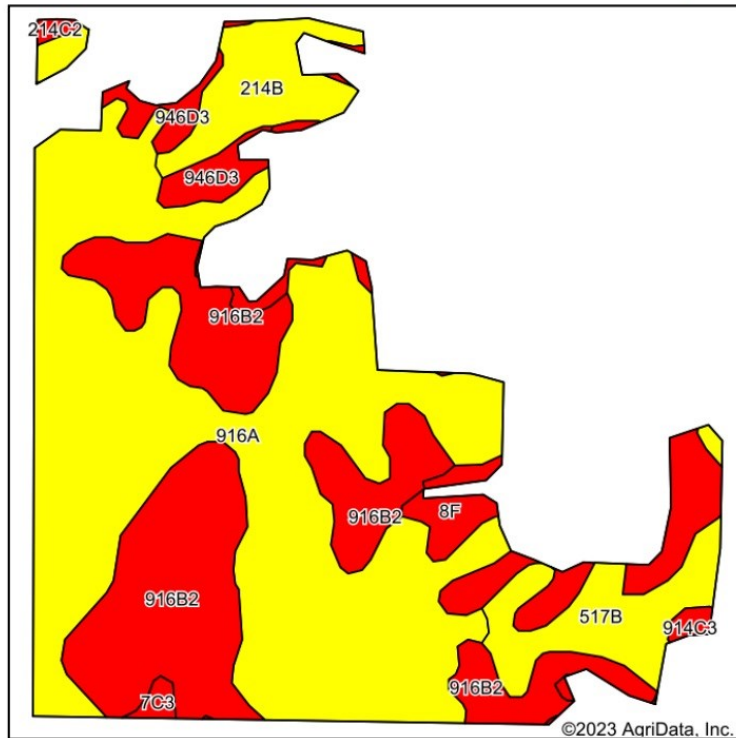


9/1/2023

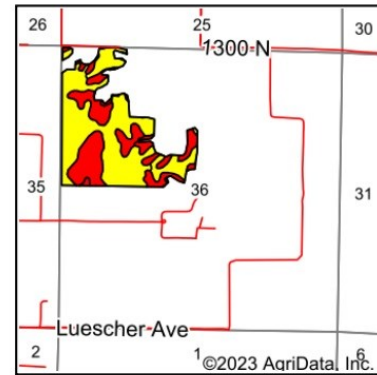
Field borders provided by Farm Service Agency as of 5/21/2008.

Property Lines are Approximate

Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bond**
 Location: **36-6N-5W**
 Township: **Shoal Creek**
 Acres: **90.68**
 Date: **9/22/2023**



FIELD LEVEL
 AGRICULTURE, INC.

Maps Provided By:



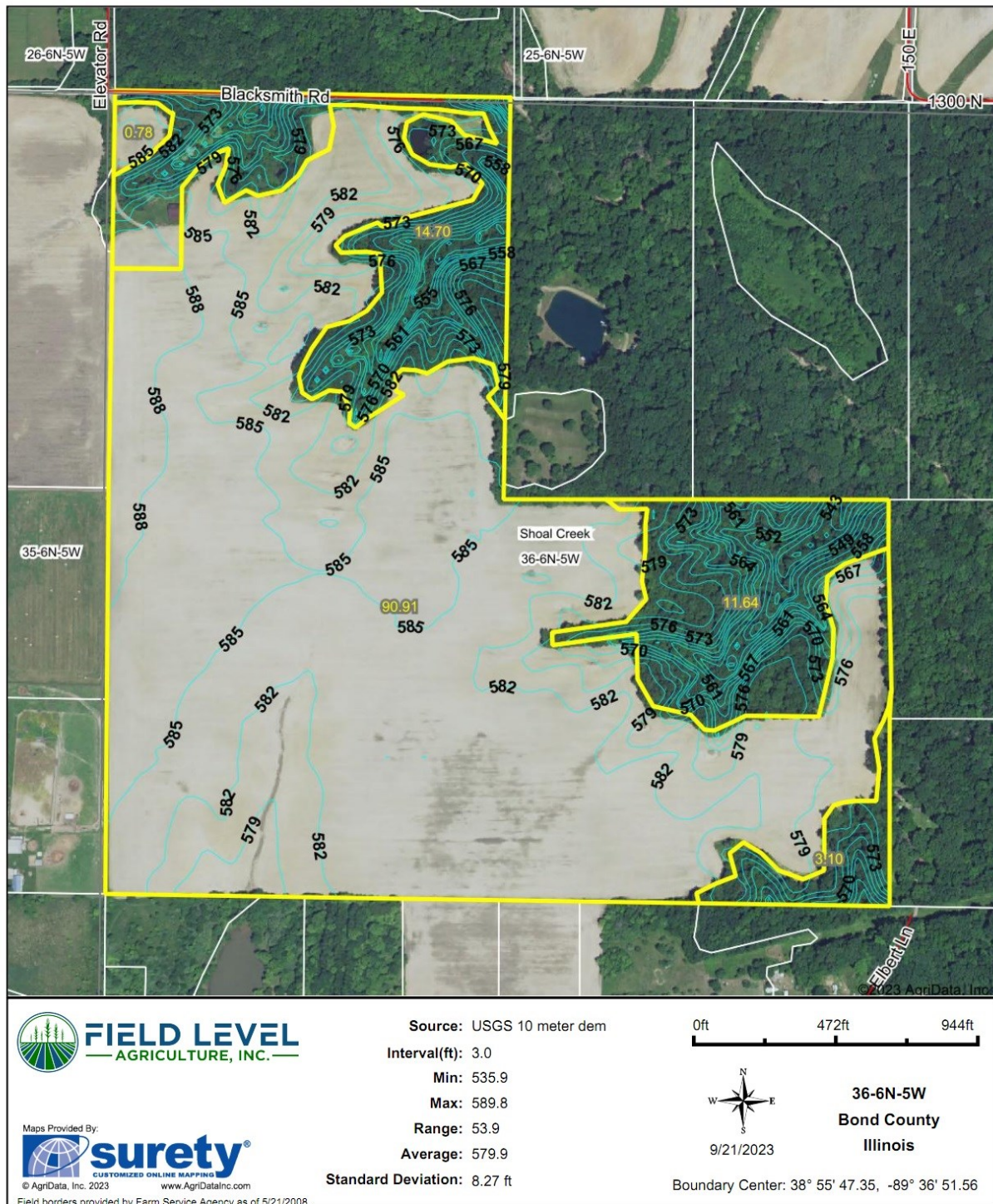
surety
 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
916A	Oconee-Darmstadt silt loams, 0 to 2 percent slopes	46.73	51.5%		UNF	136	46	51	0	107	0.00	4.29	104
**916B2	Oconee-Darmstadt silt loams, 2 to 5 percent slopes, eroded	23.44	25.8%		UNF	**126	**43	**47	0	**100	0.00	**3.99	**97
**8F	Hickory silt loam, 18 to 35 percent slopes	6.29	6.9%		FAV	**86	**29	**35	**40	0	**2.85	0.00	**65
**517B	Marine silt loam, 2 to 4 percent slopes	5.92	6.5%		FAV	**143	**45	**55	0	**112	**3.36	0.00	**103
**214B	Hosmer silt loam, 2 to 5 percent slopes	4.77	5.3%		UNF	**139	**46	**57	0	**109	**3.60	0.00	**104
**946D3	Hickory-Atlas complex, 10 to 15 percent slopes, severely eroded	2.44	2.7%		UNF	**82	**28	**33	**38	0	0.00	**2.63	**63
**914C3	Atlas-Grantfork silty clay loams, 4 to 10 percent slopes, severely eroded	0.45	0.5%		UNF	**85	**30	**33	0	**80	0.00	**2.52	**67
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	0.40	0.4%		UNF	**87	**30	**34	**40	0	0.00	**2.60	**67
**214C2	Hosmer silt loam, 5 to 10 percent slopes, eroded	0.24	0.3%		UNF	**126	**41	**52	0	**99	**3.28	0.00	**95
Weighted Average						128.6	43.3	48.8	4	94.7	0.62	3.34	97.9

November 9th Land Auction

Topography Map



Property Lines are Approximate

Bond County Farmland Auction



Alhambra Fireman & Legion Park 610 W. Main St. Alhambra, IL 62001 **10:00AM** on **November 9th**



FIELD LEVEL
— AGRICULTURE, INC. —

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