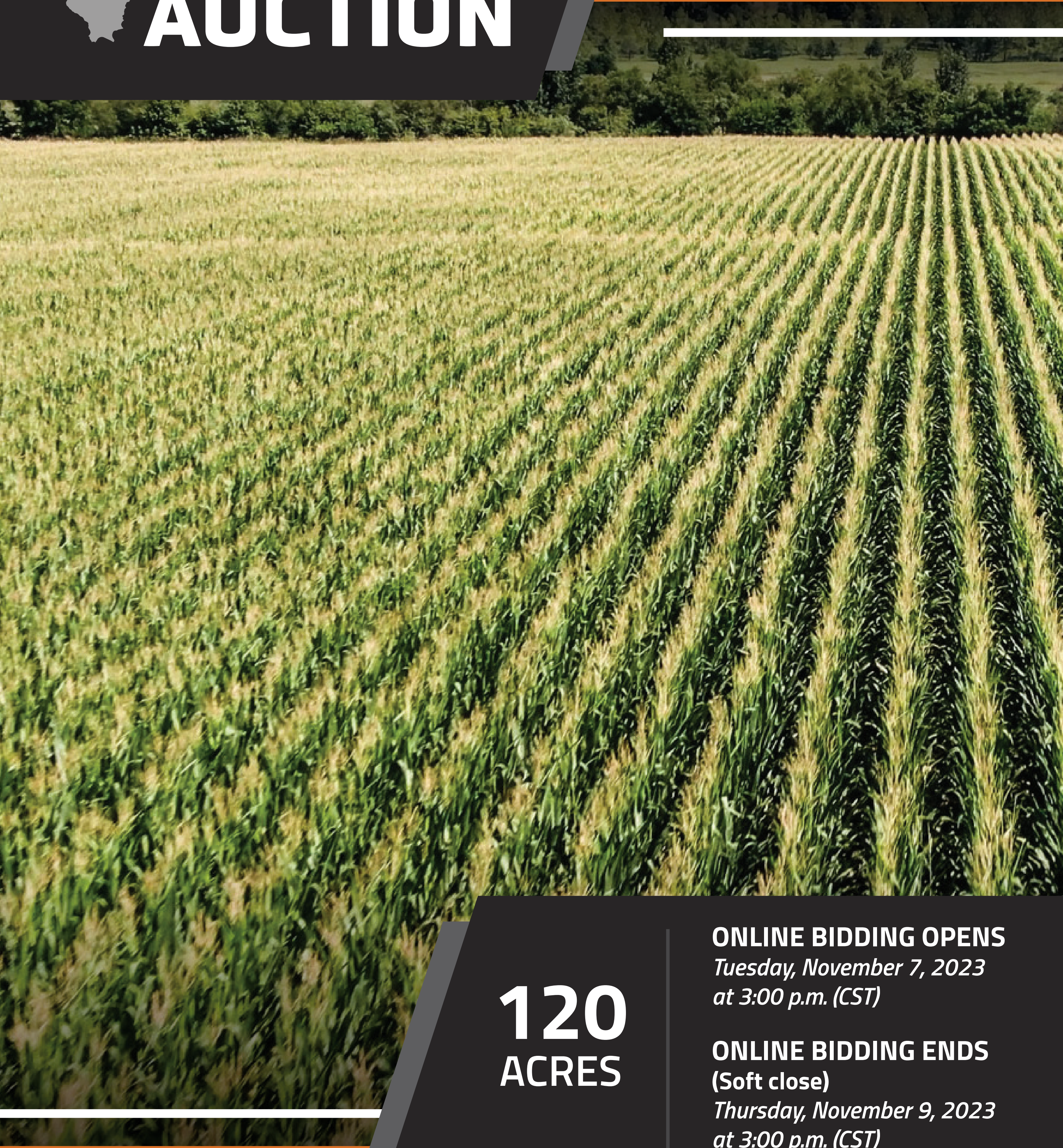
FULTON CO., IL

ONLINE AUCTION

LAND FOR SALE

LANDGUYS



120 ACRES

ONLINE BIDDING OPENS
Tuesday, November 7, 2023 at 3:00 p.m. (CST)

ONLINE BIDDING ENDS (Soft close)
Thursday, November 9, 2023 at 3:00 p.m. (CST)

Scan the QR Code
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LAND FOR SALE
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ONLINE AUCTION

Fulton County, IL | 120 +/- Acres for Sale

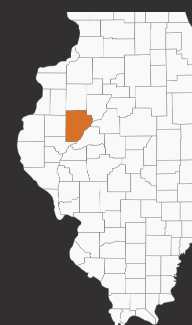
PRODUCTIVE TILLABLE FARM FOR AUCTION

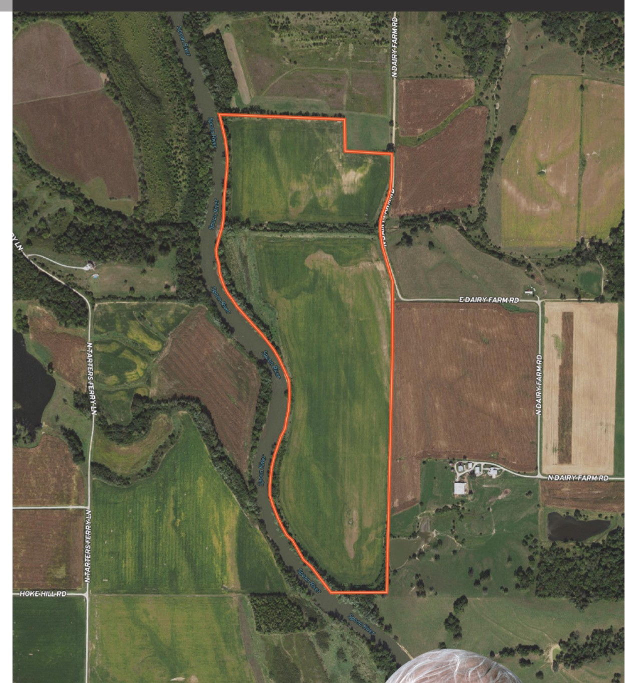
Dairy Farm Rd.
Smithfield, IL 61477

[1.7 miles Northwest of Bernadotte Illinois off of Dairy Farm Road.]

2022 TAXES: $2,795.60

PIN: 17-17122-000-02





Fulton County (120+/- Acres; Avg. 132.9 PI)

- 120 taxable acres*
- 97.24 acres of FSA recorded tillable ground
- Property is subject to be surveyed prior to Auction.
- Bidding will be based off the surveyed acreage
- Weighted average 132.9 PI
- Located in the Spoon River bottoms just north of Bernadotte
- Farming rights available for 2024
- More information is available about this property at landguys.info/3RvWgaN

** The acreage may be adjusted based on final survey.*

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Fulton County, IL
120 +/- Acres
Avg. 132.9 PI

OVERVIEW

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AUCTION

Fulton County (120+/- Acres; Avg. 132.9 PI)

Productive tillable farm for Auction in Fulton County, IL. Online bidding opens on November 7 and will close on November 9. This productive farm is in the fertile river bottoms on the East side of the Spoon River Just North of Bernadotte, Illinois. The 97.24 FSA recorded tillable acres have a weighted Productivity Index average of 132.9. This property comes with farming rights for the 2024 farming season. The current annual income from cash rent has been $35,644 based on 97.24 acres. There is potential to lease out hunting and fishing rights for this property for additional income to increase your ROI.

SOIL

- Soil Types: Lawson Silt Loam, Tice Silty Clay Loam, Huntsville Silt Loam, St. Charles Silt Loam, Beaucoup Silty Clay Loam.
- Soil: High Class B / Low Class A Farm

Fulton County, IL
120 +/- Acres
Avg. 132.9 PI
SOIL MAP

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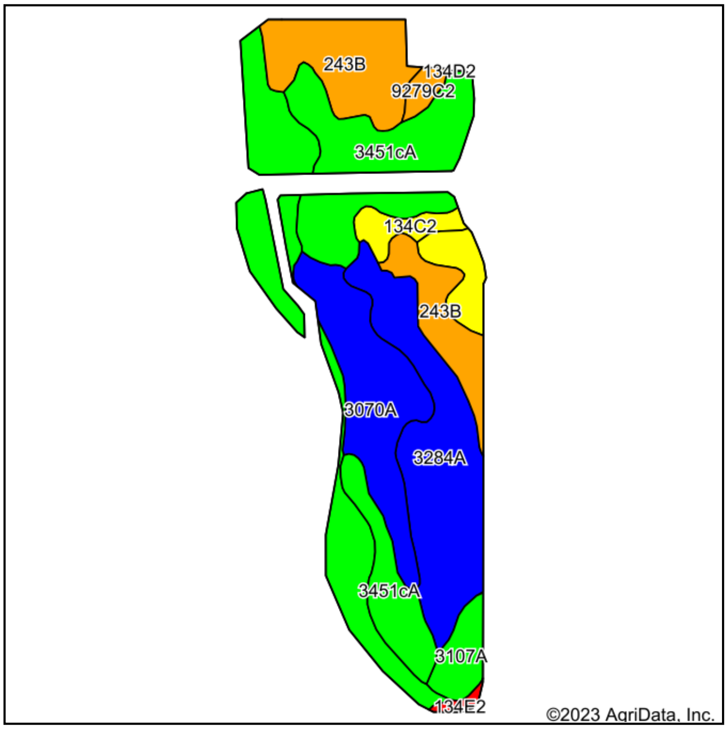
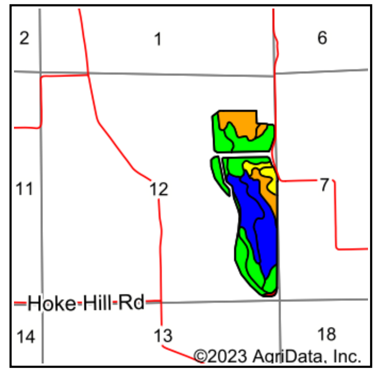


Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Fulton**
Location: **12-5N-1E**
Township: **Bernadotte**
Acres: **97.58**
Date: **9/14/2023**

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Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
 www.AgriDataInc.com

Area Symbol: IL057, Soil Area Version: 17

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*	Sorghum *c* Bu/A	Alfalfa *d* hay, T/A	Grass-legume *e* hay, T/A	Crop productivity index for optimum management
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	21.15	21.7%		FAV	190	61	73	97	0	0.00	5.77	140
3284A	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded	18.85	19.3%		FAV	184	57	70	95	0	0.00	5.64	134
3077A	Huntsville silt loam, 0 to 2 percent slopes, frequently flooded	16.74	17.2%		FAV	193	61	74	100	0	7.53	0.00	143
**243B	St. Charles silt loam, 2 to 5 percent slopes	16.12	16.5%		FAV	**166	**51	**64	**86	0	**5.09	0.00	**121
3070A	Beaucoup silty clay loam, cool mesic, 0 to 2 percent slopes, frequently flooded	13.96	14.3%		FAV	176	58	69	90	0	0.00	5.39	132
**570B	Martinsville loam, 2 to 5 percent slopes	3.36	3.4%		FAV	**153	**49	**62	**74	0	**4.47	0.00	**113
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	3.20	3.3%		FAV	189	60	71	98	0	0.00	5.77	139
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	2.50	2.6%		FAV	**154	**47	**60	**81	0	**4.44	0.00	**111
9279C2	Rozetta silt loam, terrace, 5 to 10 percent slopes, eroded	1.20	1.2%		FAV	164	51	65	84	0	5.27	0.00	120
**134E2	Camden silt loam, 18 to 25 percent slopes, eroded	0.50	0.5%		FAV	**125	**38	**48	**65	0	**3.58	0.00	**89
					Weighted Average	**180.5**	**57.1**	**69.5**	**92.8**	***-**	**2.48**	**3.30**	**132.9**

AUCTION TERMS AND CONDITIONS

LAND FOR SALE
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TIMED ONLINE AUCTION:

- Online Bidding Opens: **Tuesday, November 7, 2023 at 3:00 PM (CST)**
- Online Bidding End (Soft Close): **Thursday, November 9, 2023 at 3:00 PM (CST)**
- Site: Online ONLY Auction

PROPERTY INFORMATION:

This tract is located 1.7 miles Northwest of Bernadotte Illinois off of Dairy Farm Road. This tract consists of approx. 120 acres** located on Dairy Farm Rd in the town of Smithfield, Bernadotte Township in Fulton County, IL.

Parcel: 17-17-12-200-002 (171712200002), SECT: 12 TWP: 05 RANGE: 01 E DET PT EX 43 A N END.

***The acreage may be adjusted based on final survey**.*

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND THESE TERMS DO NOT BID. BY BIDDING ON THE PROPERTY, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING

GENERAL TERMS & CONDITIONS:

LandGuys, LLC of Illinois (“LandGuys”)(hereinafter referred to as Brokerage), its representatives, and the clients they represent will not prohibit a person from bidding due to their race, color, national or ethnic origin, age, religion, disability, gender, sexual orientation, or any other characteristic protected under applicable federal or state law.

This auction is a timed online auction and open to registered bidders only. Anyone interested in participating must complete the registration process to place bids.

REGISTRATION – Online bidders must register and be approved up to twenty-four (24) hours before the start of the auction. Bidders who do not have the capability to bid online may make arrangements with the brokerage for a personal representative to bid on their behalf at least twenty-four (24) hours prior to the auction close. For auction registration and additional information visit Commonground.io https://commonground.io/app

BUYERS PREMIUM – The sale of this property is <u>not</u> subject to a Buyer's Premium.

ADDITIONAL TERMS:

- PROPERTY IS BEING SOLD IN ITS ENTIRETY AS ONE TRACT.
- SELLER AUTHORIZES BROKER TO SELL PROPERTY WITH MINIMUM OR RESERVE
- OPEN TENANCY FOR 2024

***BIDDING** - The bidding will be on a <u>per acre basis</u> with the winning bid multiplied by surveyed acres.

BIDDING COMMITMENT: Placing a bid on this auction implies your understanding and acceptance of the terms outlined in this contractual agreement between yourself, the seller, and the brokerage as a bidder, you acknowledge that you are prepared to purchase the property under the specific terms and conditions of this auction.

MAXIMUM BID PROCESS: When you place your maximum bid, the current bid price doesn't immediately reach your maximum bid amount. Instead, another bidder must place a higher bid to increase the current price. The max bid system will continuously bid the lowest acceptable amount on your behalf following the bid increments set by the account clerk. The system will continue to outbid competitors using these increments, up to your specified maximum bid. This ensures your participation without constant monitoring while keeping your maximum bid confidential from other bidders. Other bidders may also be using a maximum bid, automatic bid option. The first person who enters the max bid get the bid spot.

AUCTION TERMS AND CONDITIONS

LAND FOR SALE
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BIDDERS:
The Seller(s) and the brokerage reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc. Bidders agree to keep their username and password confidential as they are responsible for ANY and ALL activity involving their account. When using the website, you must obey any and all local state and federal laws. Violations will result in termination of web site use privileges. The brokerage retains exclusive authority to determine and regulate bid increments and may be adjusted as the auction progresses. The software provider and brokerage do not condone wire fraud. The four essential elements of the crime of wire fraud are: (1) that the defendant voluntarily and intentionally devised or participated in a scheme to defraud another out of money; (2) that the defendant did so with the intent to defraud; (3) that it was reasonably foreseeable that interstate wire communications would be used; and (4) that interstate wire communications were in fact used) (941. 18 U.S.C. 1343).

SELLER RESERVES THE RIGHT TO REJECT ANY OFFER OR BID.

PROCEDURE/SALE METHOD – The brokerage online-only auctions are timed events with designated closing times based on Central Standard Time (CST). However, we employ a 'Soft Close' feature. Any bid made within the final 4 minutes of the auction will trigger an automatic extension of 4 additional minutes. This extension will continue in 4-minute increments from the last bid until no further bids are placed, and the lot remains idle for 4 minutes.

FINANCING/CONTINGENCIES – Bidding is <u>not</u> contingent upon financing, appraisal, inspection(s), survey, or any other contingencies. Property is being sold "**AS-IS, WHERE IS**."

CONCLUSION/EARNEST MONEY
Upon completion of the Real Estate Auction, the successful highest bidder must complete and sign a "REAL ESTATE PURCHASE CONTRACT". The Brokerage must receive a signed copy of the contract (hand delivered, faxed, or scanned and emailed) within 24-hours after the buyer has been notified that the sellers have accepted his or her bid.

The successful highest bidder must also render 10% of the purchase price ("EARNEST MONEY") as a nonrefundable deposit in the form of a personal check, business check, certified funds or wire payable to Title Company or Escrow Agent noted on Purchase Agreement within three business days of a signed purchase agreement. The balance of the bid price will be due at the time of closing.

Once accepted, this agreement shall be binding on the parties and their successors and assigns. Failure to sign "REAL ESTATE PURCHASE CONTRACT" or deliver the "EARNEST MONEY" within the specified time period will be considered default by the winning bidder ("Buyer"). In the event that Buyer defaults, Seller may pursue such remedies as are available either at law or in equity.

*__CLOSING/POSSESSION__ – The contract shall be closed on or before 30 days after auction date. Possession of the Property will be delivered to Buyer at the time of closing, subject to the right of tenants in possession, if any.

*__LEASE/TENANCY__ –Farming rights are available for the 2024 crop year. Full possession shall be granted at the closing of this transaction.

*__TAXES__ – The real estate taxes (regular, special, drainage, or other assessment) assessed against the property shall be prorated to the date of close based on the latest available tax information, which proration shall be final as of closing.

*__INCOME/EXPENSES__ – The Purchaser and/or their Tenant shall receive all income from the 2024 crop, and all subsequent years, and pay all expenses for the same. The Seller/Tenant shall retain all income and pay all expenses from prior years.

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*__SURVEY__ – Any need for a survey shall be determined solely by the Seller. At the Seller's option, Seller shall provide a survey for any parcel where there is no existing legal description or where new boundaries are created by the tract divisions at the auction. The cost of any survey shall be by the Seller.

TITLE – Seller will furnish the Purchaser an Owner's Policy of Title Insurance in the amount of purchase price and will provide a deed conveying the real estate to the Buyer. In abstract states, the seller shall provide a continuation of the abstract of title thru the date of sale for the buyer or buyers attorney to examine.

*__MINERAL RIGHTS__ – All mineral rights, if any, owned by the Seller will be transferred to the new Buyer(s) at closing.

AGENCY – The brokerage and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES – Property in its condition "**AS IS WHERE IS**" as of the Contract Date. All acreage, information, lines, and dimensions are approximate and created from available public records, and existing map sources, plat maps or aerial photography and not always directly from field surveys and are in no way guaranteed. Boundary lines and acreage are believed to be accurate but may require a survey. The information herein is deemed accurate but is subject to verification by all parties and no liability for its accuracy, errors or omissions is assumed the Seller(s) or Brokerage. Both the Successful Bidder and Seller shall indemnify the brokerage for and hold harmless the brokerage from any costs, losses, liabilities, or expenses, including attorney fees resulting from the brokerage being named as a party to any legal action resulting from either Bidders or

SELLER(S) or THE BROKERAGE MAKE NO WARRANTY AS TO THE CONDITION OF THE PROPERTY OR AS TO THE CONDITION OF ANY IMPROVEMENTS THEREON.

TECHNICAL ISSUES – Neither the software provider nor the brokerage can be held accountable for missed bids or any software malfunctions. In case of technical difficulties involving the server, software, internet, or any other technology related to the online auction, the brokerage may choose to suspend, delay, reschedule, or close the auction but is not obligated to do so. If such a disruption occurs, please reach out directly to the brokerage using the contact information provided in the marketing materials. Every effort will be made to accommodate all bidders.

AUCTION CONDUCT – The brokerage oversees and determines the auction proceedings and bid increments. The brokerage holds the right to reject any bid for any reason and may also decide to cancel the auction or remove any item or lot from it before the bidding closes. All decisions made by the brokerage are considered final.

*__NEW DATA, CORRECTIONS AND CHANGES__ – Please check for updated information prior to scheduled auction time to inspect any changes, corrections, or additions to the property information. ALL ANNOUNCEMENTS ON THE DAY OF SALE TAKE PRECEDENCE OVER ANY PRIOR ADVERTISING EXPRESSED EITHER VERBALLY OR WRITTEN. BY BIDDING, YOU AGREE TO ALL THE TERMS AND CONDITIONS HERE WITHIN.

YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOURSELF AND BOTH THE SELLER AND THE BROKERAGE AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.

LAND FOR SALE

LANDGUYS

LandGuys, LLC
4331 Conestoga Dr.
Springfield, IL 62711

ONLINE AUCTION

Fulton County, IL | 120 +/- Acres for Sale

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