

McDonough Co, IL 481.01 +/- acres offered in 4 Tracts

SALE DAY FLYER

AUCTION DETAILS

11/22/23 at 11:00 AM CDT
Live And Online
Lowderman Auction Facility
8550 US Highway 136
Colchester, IL 62326

PROPERTY DETAILS

Total Acres: 481.01+/- acres offered in 4 tracts
Method: Bid By The Acre/Buyers Choice
Seller: Richardson Farms Outfitters
Agents: Tyler Sellens/Cody Lowderman



ENTIRE FARM DESCRIPTION:

Ranch and farm auctions is proud to offer this quality tillable property in Southern McDonough County. This property is located south of Macomb on the McDonough/Schuyler County line, or west of Doddsville approximately three miles in sections 34 and 35 of Bethel Township. This property offers 344+/- acres of quality tillable farm ground with a strong APH history. The property also offers recreational opportunities in addition to the return on investment from the tillable farm ground. This property will be sold in four separate tracts and sells with open farm tenancy for the 2024 crop year.



RANCH & FARM AUCTIONS LLC

TRACT INFO



Tract 1 Description:

Tract 1 is 40.58 taxable acres of which FSA indicates 27.97 acres of cropland. The balance of the property is timber and open area offering hunting and recreational opportunities. This tract has access all along the south end of the property as well as an access road up the east side of the property. This tract sells with open farm tenancy for the 2024 crop year

Tract #: 1

Deeded acres: 40.58 Taxable Acres

FSA Farmland Acres: 27.97+/-

Soil Types: Swanwick, Keomah and Fishhook

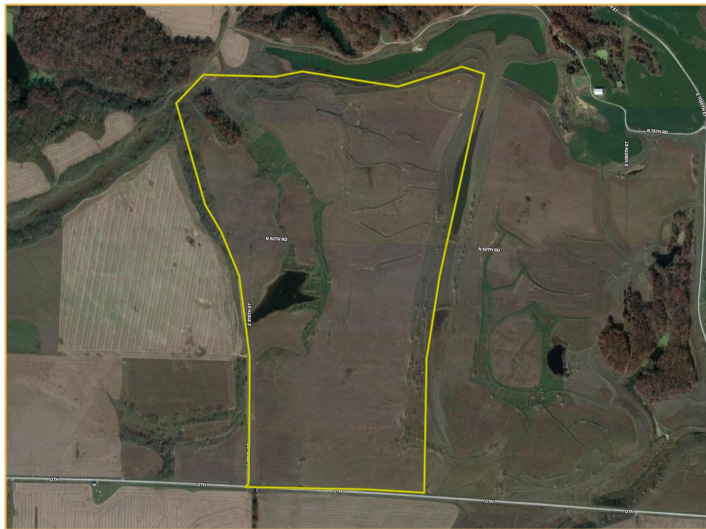
Soil PI/NCCPI/CSR2: 93.7

Taxes: \$551.80

Lease Status: Open Tenancy for 2024 crop year

Possession: Immediate possession upon 10% down payment

Brief Legal: S34, T4N R3W, McDonough County, IL



Tract 2 Description:

Tract 2 is 233.16 taxable acres of which, FSA indicates 172.28 acres of cropland. This tract has road frontage all along the southern end of the property and an access road coming in on the west side of the property allowing for easy access into the property. The tillable is gently rolling and has an average productivity index rating of 85. There is a 3.5-acre lake on the west central side of the property and a shared pond on the east side, each offering great fishing opportunities. This farm also offers hunting opportunities on the northern end of the farm and would make great box blinds setups. This is a great investment farm that will offer a solid return on your investment and additional income from a hunting lease.

Tract #: 2

Deeded acres: 233.16 Taxable Acres

FSA Farmland Acres: 172.28+/-

Soil Types: Swanwick, Orthents, Rozetta

Soil PI/NCCPI/CSR2: 85

Taxes: \$3,297.02

Lease Status: Open Tenancy for 2024 crop year

Possession: Immediate possession upon 10% down payment

Brief Legal: S34 & 35, T4N-R3W, McDonough County, IL

Lat/Lon: 40.282233, -90.717305



RANCH & FARM AUCTIONS LLC

TRACT INFO



Tract 3 Description:

Tract 3 is 57.25 taxable acre of which, FSA indicates 51+/- acres of cropland. Access into this property is off E 1050th St. along the east side of the property. This tract is 90% tillable with an average productivity rating of 92. There is shared pond on the west line that offers great fishing opportunities. This is a great property to add to your investment portfolio or a nice addition to any row crop operation.

Tract #: 3

Deeded acres: 57.25 Taxable Acres

FSA Farmland Acres: 51+/-

Soil Types: Swanwick, Rozetta, Hickory

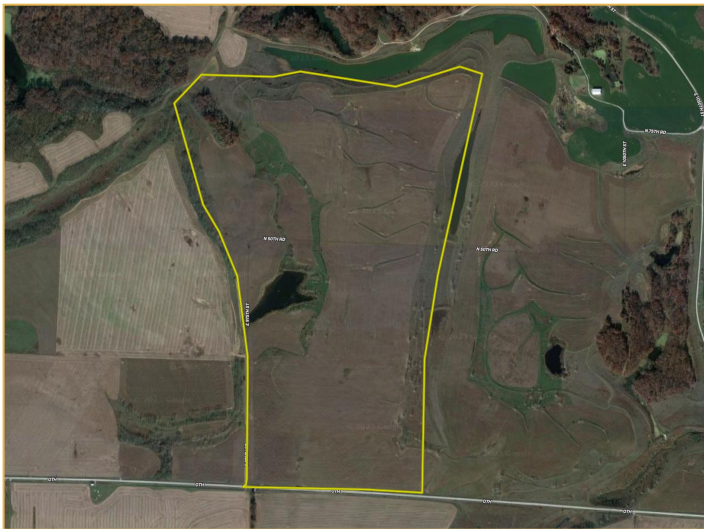
Soil PI/NCCPI/CSR2: 92.2

Taxes: \$787.84

Lease Status: Open Tenancy for 2024 crop year

Possession: Immediate possession upon 10% down payment

Brief Legal: S35, T4N-R3W, McDonough County, IL



Tract 4 Description:

Tract 4 is 150.02 taxable acres of which, FSA indicates approximately 85 acres of cropland. Access into this tract is along the south end of the property allowing for easy access for farming. This tract has a small pond along with a couple acres of trees providing hunting and recreational opportunities. The tillable is gently rolling and has an average productivity index rating of 90. This tract is a great investment tract with a solid return on investment opportunity.

Tract #: 4

Deeded acres: 150.02 Taxable Acres

FSA Farmland Acres: 85+/-

Soil Types: Swanwick

Soil PI/NCCPI/CSR2: 90.3

Taxes: \$1305.04

Lease Status: Open Tenancy for 2024 crop year

Possession: Immediate possession upon 10% down payment

Brief Legal: S35, T4N-R3W, McDonough County, IL



Terms of Sale

Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy (or updated Abstract) as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures).

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to bank, court or seller approval unless otherwise noted as "Absolute". Buyers are not allowed possession until Closing and filing of the deed. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Winning online bidders will immediately be sent a purchase agreement by DocuSign and Wire transfer instructions.

Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Auction co, Broker and Seller's disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

Sale Order: By the acre Buyers Choice

Sale Method: Selling Subject to seller acceptance

Closing: On or before 30 days from seller acceptance and survey completion

Possession: At closing subject to current tenant agreement

Taxes: 2023 taxes prorated to date of sale

Tenancy: Farm sells free of any tenancy agreements for 2024

Buyers Premium: NONE

Survey: None required

Down Payment: 10% due immediately

Seller: Richardson Farms Outfitters

CRP and Cash Rents: Seller will retain 2023 rents

Disclosures

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- Seller shall pay for all Title search, commitment and insurance premiums. Other standard closing costs split 50/50 with seller.