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Thursday, May 16th • 10 am (CST)

Auction will be held at the
German Fall Festival Building
in Gifford, IL



Live in Person Public Auction
with Online Internet Bidding!

FARMLAND AUCTION

±39.16
acres Offered in
1 Tract

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Thursday, May 16th • 10 am (CST)

FARMLAND AUCTION

±39.16 **acres**
Offered in 1 Tract

- Highly Productive Soils, 132.8 PI
- Sale is Subject to a 50/50 Crop Share Lease
- The Buyer will Assume the Owner's 50% Share Crop Agreement Obligation for the 2024 Crop Year.
- Excellent Investment Opportunity

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Located in Part of Section 30
Kerr TWP., Champaign County, IL

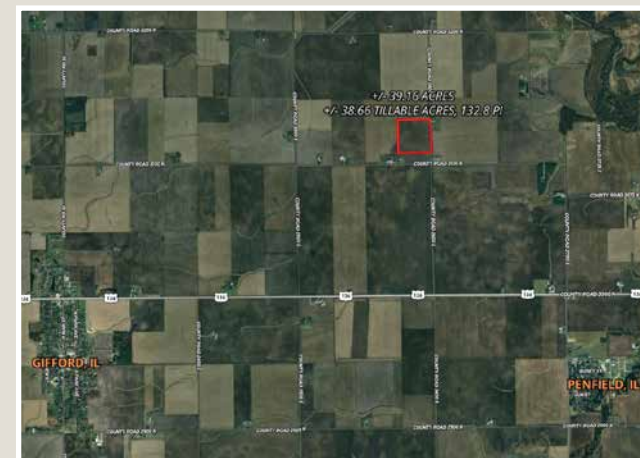
Located in Part of Section 30
Kerr TWP., Champaign County, IL

Thursday, May 16th • 10 am (CST)

± **39.16** acres
Offered in 1 Tract

Auction date:
Thursday, May 16th, 10 am (CST)

Auction location:
German Fall Festival Building
108 S Main St, Gifford, IL 61847



Online Bidding Available: The online pre-bidding begins on Monday, May 13th, 2024, at 8:00 am (CST) closing Thursday, May 16th, 2024, at the close of the live event.
To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM



Directions to the farm: The farm is located just west of 3134 County Road 2600 East, Penfield, IL 61862.

Legal Description: Part of the Southeast Quarter of Section 30, T22N-R 14 W, Kerr TWP., Champaign County, IL.
+/- 39.164 acres, PIN 13-06-30-400-008.
See survey for the full legal description.

+/- 39.164 surveyed acres consisting of +/- 38.66 tillable acres, 132.8 PI.
This farm is all tillable except for the roadside ditch.
Sale is subject to a 50/50 crop share lease.
Buyer will assume the owner's 50% share crop agreement obligation for the 2024 crop year.
Buyer input reimbursements, due to seller at closing are in the amount of: \$3,695.38.
Contact the auctioneer for itemized input details.

The Property is subject to a Wind Easement Agreement dated July 26, 2022. The Wind Easement Agreement covers said 39.164 acres and other lands.

The estimated Real Estate Tax for said +/- 39.164 acres, PIN 13-06-30-400-008 = \$1,749.46 = \$44.67 per acre.
Said +/- 39.164 acres is a split out of PIN# 13-06-30-400-007 (52.22 Acres).
The 2022 payable 2023 Real Estate Tax for the original +/- 52.22 Acre Parcel is \$2,332.52 = \$44.67 per acre.
The new tax bills are not currently available.

SOIL GRAPH

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
**152A	Drummer silty clay loam, 0 to 2 percent slopes	16.03	41.5%		**195	**63	**73	**144	82	81	68	74
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	11.38	29.4%		183	58	73	134	86	86	76	80
**622B	Wyanet silt loam, 2 to 5 percent slopes	7.09	18.3%		**158	**52	**64	**118	70	70	64	69
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	3.47	9.0%		**150	**48	**61	**110	68	68	61	58
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.69	1.8%		**158	**51	**64	**118	55	55	51	43
Weighted Average					180	58	70.1	132.8	*n 79.2	*n 78.8	*n 68.7	*n 72.9

Auction Terms and Conditions

Procedure: In Person, Public Auction with Online Internet Bidding.
Property will be offered as one +/- 39.164 acre tract.

BIDDING IS NOT CONDITIONAL UPON FINANCING.

Online Bidding Procedure: The online pre-bidding begins Monday, May 13th, 2024, at 8:00 am (CST) closing Thursday, May 16th, 2024, 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. Copies of such contracts are available for review at the office of the auctioneer.

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 on or before Tuesday June 14th, 2024.

Possession: Possession will be given at closing subject to the 2024 crop lease agreement. Buyer will assume the owner's 50% share crop agreement obligation for the 2024 crop year. Buyer input reimbursements, due to seller at closing are in the amount of: \$3,695.38

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 Commitment by submitting bids.

Real Estate Taxes and Assessments: Seller shall be responsible for paying 100% of the 2023 real estate tax due and payable in 2024. The buyer shall be responsible for 100% of the 2024 real estate tax due and payable in 2025.

Mineral Rights: The sale of the property shall include all mineral rights owned by the seller.

Agency: Ag Exchange Inc. and its representatives are Exclusive Agents of the Seller.

Survey: A New plat of survey is available for review.

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: Kimberly S. Cline

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