



27 E Liberty Lane • Danville, IL 61832

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www.AgExchange.com

Wednesday, June 12th • 6 pm (CST)

Auction will be held at the
Chebanse Community Center
in Chebanse, IL



Live in Person Public Auction
with Online Internet Bidding!

FARMLAND AUCTION

± **77.21**
acres Offered in
1 Tract

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Wednesday, June 12th • 6 pm (CST)

FARMLAND AUCTION

± **77.21** **acres**
Offered in 1 Tract

- Highly Productive Soils.
- Buyer Receives 2024 Cash Rent.
- Open Farm Tenancy for 2025 Crop Year.
- Excellent Investment Opportunity.

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Located in Part of Section 21
Chebanse TWP., Iroquois County, IL

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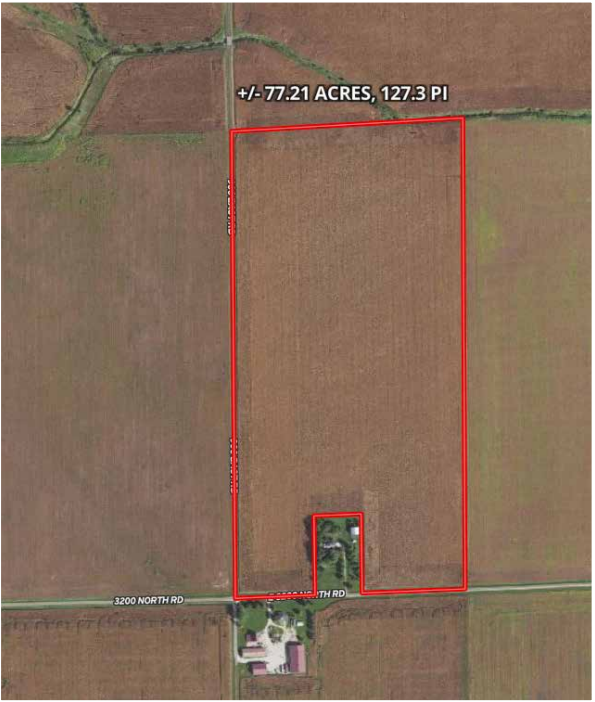
Wednesday, June 12th • 6 pm (CST)

±77.21 acres
Offered in 1 Tract

Auction Date:
Wednesday, June 12th, 6 pm (CST)

Auction Location:
Chebanse Community Center
185 S Chestnut St, Chebanse, IL 60922

Online Bidding Available: The online pre-bidding begins on Monday, June 10th, 2024, at 8:00 am (CST) closing Wednesday, June 12th, 2024, at the close of the live event.
To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM



Address for Driving Directions to the Farm:
914 East 3200 North Road, Clifton, IL 60927
Look for signs.

+/- 77.21 acres, 127.3 PI
The farm is all tillable except for the county roadside ditches.
FSA indicates +/- 77.98 tillable acres.

Possession will be given at closing subject to the 2024 farm tenancy.
Buyer shall receive cash rent proceeds payable as follows:
Buyer receives \$8,393.00 from seller at closing.

The 2nd cash rent payment will be paid by the farm tenant, to the buyer, in the amount of \$8,393.00 on or before December 1, 2024.

+/- 77.21 acres located in part of the west ½ of the southwest ¼ of section 21. T29N – R14W Chebanse Twp., Iroquois County, IL.
GIS PIN# 03-21-300-005.

2023 payable 2024 real estate tax = \$2,691.22 = \$34.85 per acre.

Auction Terms and Conditions

Procedure: Property shall be offered as one, +/- 77.21 acre tract.
SALE IS SUBJECT TO SELLER'S CONFIRMATION.

BIDDING IS NOT CONDITIONAL UPON FINANCING.

Online Bidding Procedure: The online pre-bidding begins Monday, June 10th, 2024, at 8:00 am (CST) closing Wednesday, June 12th, 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 34 days after auction day, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before Tuesday July 16th, 2024.

Possession: Possession will be given at closing subject to the 2024 farm tenancy.
Buyer shall receive cash rent proceeds payable as follows:
Buyer receives \$8,393.00 from seller at closing.
The 2nd cash rent payment will be paid by the farm tenant, to the buyer, in the amount of \$8,393.00 on or before December 1, 2024.

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: Seller shall be responsible for paying the 2023 real estate tax due and payable in 2024.
Buyer shall be responsible for paying 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, if any.

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

Survey: A new survey shall not be provided, and the sale shall not be subject to a survey. The farm will be sold per deeded acre.

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: Laurel Sanger and John Arthur Thompson

SOIL GRAPH												
Code	Soil Description	Acres	Percent of field	Ill. 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
**594A	Reddick clay loam, 0 to 2 percent slopes	33.57	43.0%		**172	**55	**64	**126	67	67	61	67
293A	Andres silt loam, 0 to 2 percent slopes	20.05	25.7%		184	59	71	135	71	71	67	70
**125A	Selma loam, 0 to 2 percent slopes	10.51	13.5%		**176	**57	**70	**129	77	75	69	77
**102A	La Hogue loam, 0 to 2 percent slopes	8.77	11.2%		**162	**52	**71	**121	71	71	64	70
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	4.33	5.6%		**148	**48	**61	**110	71	71	59	52
**440B	Jasper loam, 2 to 5 percent slopes	0.75	1.0%		**170	**55	**69	**126	78	78	62	70
Weighted Average					173.1	55.6	67.3	127.3	*n 70.2	*n 69.9	*n 63.9	*n 68.7

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