



27 E Liberty Lane • Danville, IL 61832

217-304-1686

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Thursday, July 18th • 10 am (CST)

Auction will be held at the
Turtle Run Banquet Center
in Danville, IL



Live in Person Public Auction
with Online Internet Bidding!

FARMLAND AUCTION

± **164.74**
acres

Offered in
2 Tracts

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Thursday, July 18th • 10 am (CST)

FARMLAND AUCTION

± **164.74** acres

Offered in
2 Tracts

- Highly Productive Tillable Land.
- Buyer Receives 2024 Cash Rent.
- Woods / Potential Pasture / Tillable Land.

Live in Person Public Auction with Online Internet Bidding!

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FARMLAND AUCTION

T1 ± **164.74** acres
Offered in 2 Tracts

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Located in Part of Sections 8 and 9
South Ross TWP., Vermilion County, IL

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Offered in 2 Tracts

Auction Date:

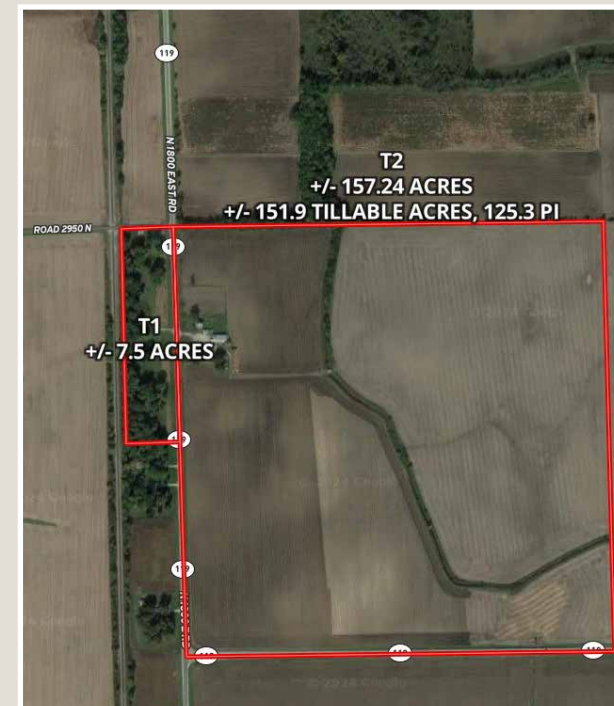
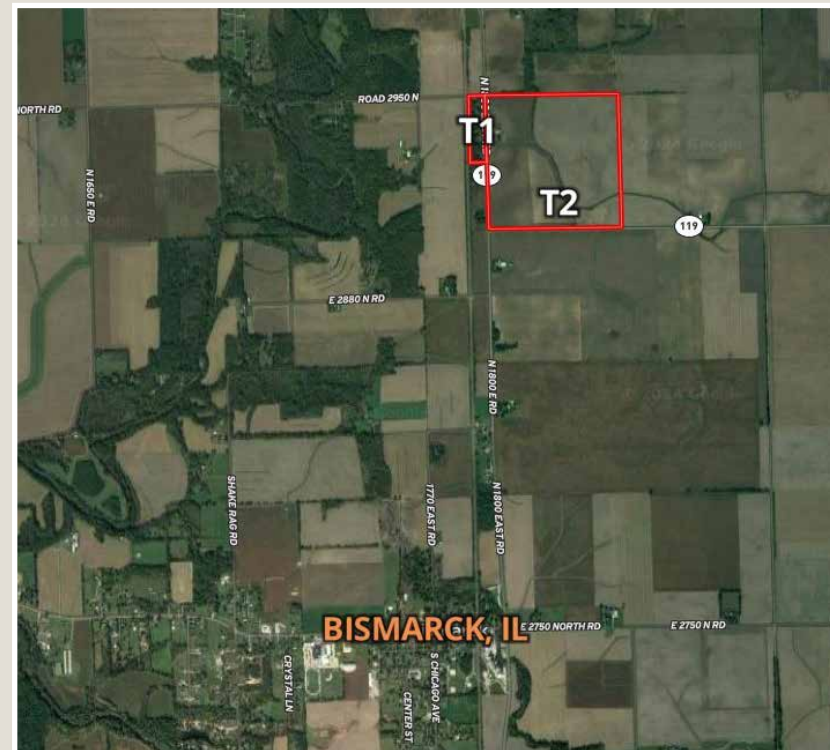
Thursday, July 18th, 10 am (CST)

Auction Location:

Turtle Run Banquet Center
332 E. Liberty Ln., Danville, IL 61832

Online Bidding Available: The online pre-bidding begins on Monday, July 15th, 2024, at 8:00 am (CST) closing Thursday, July 18th, 2024, at the close of the live event.

To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM



Sale is subject to the 2024 crop lease.

T2 buyer receives cash rent in the amount of \$20,126.75 on or before December 1st, 2024.

Farm Site Address: 29375 State Route 119, Alvin, IL 61811

Part of section 8 and section 9, T21N – R11W South Ross Twp., Vermilion County, IL.

T1: +/- 7.5 acres, Woods and tillable land. Road frontage along IL Route 119. Large acreage building site, potential for pasture.

Assessor PIN# 14-08-400-003; (7.5 acres).

Part of section 8, T21N – R11W South Ross Twp., Vermilion County, IL.

2023 payable 2024 real estate tax = \$633.22

T2: +/- 157.24 acres consisting of +/- 151.9 tillable acres, 125.3 PI.

80' x 45' machine shed, 1,350 sq. ft. farm house selling in as is condition.

Assessor PIN#: 14-09-300-002; (157.24 acres)

The SW ¼ of section 9, T21N – R11W South Ross Twp., Vermilion County, IL.

2023 payable 2024 real estate tax = \$6,025.42

Auction Terms and Conditions

Procedure: The property will be offered as 2 individual tracts. The auction will be conducted publicly with online bidding available for pre-registered online bidders. Bidding shall remain open until the auctioneer announces bidding closed.

BIDDING IS NOT CONDITIONAL UPON FINANCING.

Sale is subject to the seller's confirmation.

Online Bidding Procedure: The online pre-bidding begins Monday, July 15th, 2024, at 8:00 am (CST) closing Thursday, July 18th, 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.

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 occur 33 days after the day of auction. The anticipated closing date is Tuesday, August 20th, 2024.

Possession: Possession will be given at closing subject to the 2024 crop lease agreement. T2 buyer receives cash rent in the amount of \$20,126.75 on or before December 1st, 2024.

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

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a deed conveying to the buyer(s). The seller 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: The buyer shall be responsible for paying 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 their representatives are exclusive agents of the Seller.

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: White Family Heirs

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