



Farmland Auction

TIMED ONLINE ONLY - Visit Website for Bidding Instructions



Soft Close: Tuesday September 10, 2024 at 10:00 AM

40.00 Acres
Bement Township, Piatt County, Illinois



Bruce M. Huber, *Managing Broker*

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225 N. Water St., Decatur, IL 62523


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AG GROUP

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Bement Farmland Auction

General Description

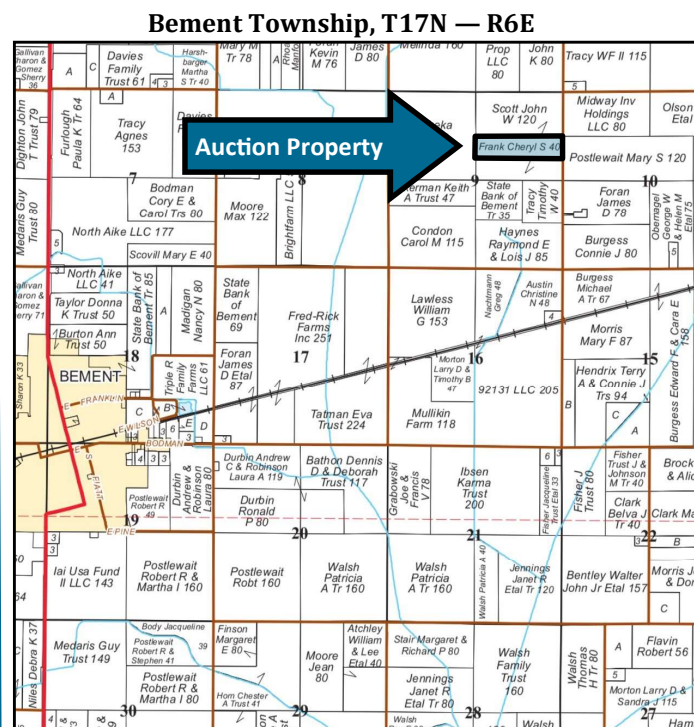
Soft Close @ 10:00am on September 10, 2024

We are pleased to offer **40.00 Real Estate Tax Acres** of high quality Central Illinois farmland to the public via an online only land auction. There is no live component to this auction, but the Auctioneer and Staff will be available leading up to the scheduled close of the bidding process. Interested bidders will be directed to www.firstillinoisaggroup.com to register to bid on this **102% tillable tract (40.6 acres)** of Piatt County farmland.

The property will be offered in one parcel. The soil types on property are predominately Drummer-Milford, Flanagan and Pella soils with an overall tillable **soil productivity index of 139.7**. This property represents high quality tillable farmland and is an excellent opportunity to add to your farming or investment portfolio. Look for the auction signs as you inspect the property.

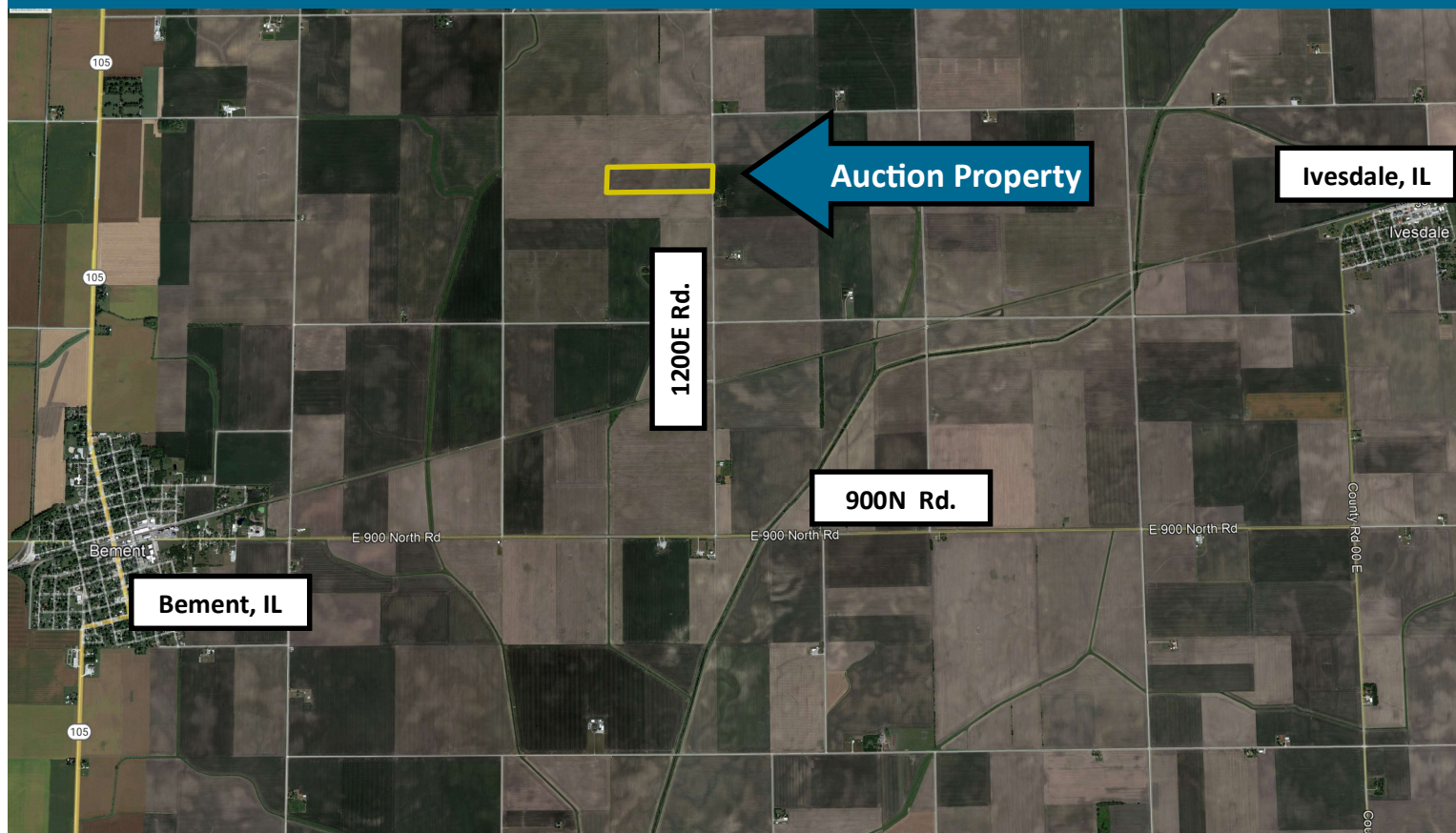
Please contact **Bruce Huber** at 217-521-3537 or **Megan Fredrickson** at 217-809-4949 for more information.

Plat Map —Piatt County, IL



Reproduced with permission from Rockford Maps.

AERIAL MAP OF SALE PROPERTY



Bruce Huber, Managing Broker - (217) 521-3537

Farmland Auction

FSA DATA

Farm Number	6202	Total Acres	40.60	Corn Base	20.05	PLC YLD	177
Tract Number	5482	Tillable Acres	40.60	Bean Base	20.05	PLC YLD	54

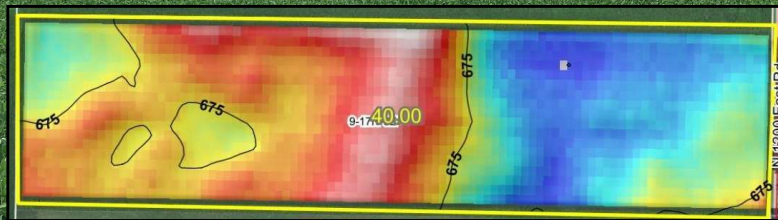


SOILS/PRODUCTIVITY INDEX RATING

An inventory of these soils follows and is supported by the map below. The soils information was taken from Circular 811, published by the University of Illinois, Department of Agronomy.

Code	Soil Type	Corn Bu/A	Soy Bu/A	P.I.	%
722A	Drummer-Milford Silty Clay Loam, 0-2% slopes	183	60	136	46.1%
154A	Flanagan Silt Loam, 0-2% slopes	194	63	144	45.7%
153A	Pella Silty Clay Loam, 0-2% slopes	183	60	136	8.2%
Weighted Average		188.0	61.4	139.7	

SOILS MAP AND TOPOGRAPHY MAP



REAL ESTATE TAX DATA

Parcel No.	Acres	2023 Assessment	2022 Taxes Payable 2023	Per Acre
01-09-17-006-002-02	40.00	\$ 31,637	\$ 2,517.38	\$ 62.93

TERMS AND TITLE

Procedure

This property is being offered in one tract. **Bidding will be on a per acre basis with the winning bid multiplied by the Real Estate Tax acres** to determine the contracted price. This is not an absolute auction, seller confirmation is required prior to entering into the Contract for Sale of Real Estate. The seller reserves the right to reject any and all bids and to waive any and all bidding informalities or irregularities.

Down Payment & Closing

Ten percent (10%) down payment will be required with executed Contract for Sale of Real Estate with the balance due at closing. Closing to be on or before October 10, 2024.

Title Policy/Minerals

The buyer (s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

Possession

Possession will be granted at closing of this transaction, subject to the tenant in possession.

Lease and Crop Expenses

The Seller shall retain all of the 2024 rental income. Possession will be granted at closing of this transaction subject to the existing farm lease with Mr. John Clark. The lease is open for 2025. Mr. Clark has done an excellent job farming the property and would appreciate the opportunity to discuss leasing options with the new owner.

Real Estate Taxes

The seller shall pay the 2023 real estate taxes payable 2024 and provide a credit at closing for the 2024 real estate taxes payable 2025.

Disclaimer

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

Agency Disclosure

First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.



FIRST ILLINOIS AG GROUP

225 N. Water St.
Decatur, IL 62523

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➤ BIDDING CLOSES: 10:00 AM SEPTEMBER 10TH, 2024



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