



27 E Liberty Lane • Danville, IL 61832

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Tuesday, September 10th • 10 am (CST)

Auction will be held at the
Lincoln Banquet Center
in Lincoln, IL



*Live in Person Public Auction
with Online Internet Bidding!*

FARMLAND AUCTION

±156.71
acres

Offered in
1 Tract

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FARMLAND AUCTION

±156.71 **acres**

Offered in
1 Tract

- Highly Productive, Class A Soils, 141.9 Pl.
- 1 Mile Rows.
- Buyer Will Assume the Owner's 50% Share Crop Agreement Obligation for the 2024 Crop Year.
- Open Farm Tenancy for 2025 Crop Year.

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**Located in Part of Section 2
Hurlbut TWP., Logan County, IL**

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Hurlbut TWP., Logan County, IL**

Tuesday, September 10th • 10 am (CST)

±156.71 acres
Offered in 1 Tract

Auction Date:
Tuesday, September 10th, 10 am (CST)

Auction Location:
Lincoln Banquet Center
201 Madigan Drive, Lincoln, IL 62656

Online Bidding Available: The online pre-bidding begins on Friday, September 6th, 2024, at 8:00 am (CST) closing Tuesday, September 10th, 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:
470 County Rd 800 N, Elkhart, IL 62634
Look for signs.



SOIL GRAPH, 141.9 PI													
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	*n NCCPI Cotton
**68A	Sable silty clay loam, 0 to 2 percent slopes	71.88	46.3%		**192	**63	**74	**143	84	84	70	75	
43A	Ipava silt loam, 0 to 2 percent slopes	59.12	38.0%		191	62	77	142	89	89	76	77	3
**705B	Buckhart silt loam, 2 to 5 percent slopes	9.61	6.2%		**188	**60	**73	**141	92	92	77	79	2
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	9.43	6.1%		**182	**59	**68	**134	80	73	62	80	
705A	Buckhart silt loam, 0 to 2 percent slopes	4.56	2.9%		190	61	74	142	95	95	80	84	2
**86B	Osco silt loam, 2 to 5 percent slopes	0.82	0.5%		**187	**59	**74	**138	92	92	76	78	
Weighted Average					190.7	62.1	74.7	141.9	*n 86.5	*n 86.1	*n 72.6	*n 76.6	*n 1.3



+/- 156.71 acres in total
The farm is all tillable except for the county roadside ditches. FSA indicates +/- 155.42 tillable acres, 141.9 PI.
Part of the south 1/2, of the south 1/2, of section 2, T18N-R4W, Hurlbut TWP., Logan County, IL.
Assessor Parcel Number: 14-002-003-50.
2023 payable 2024 real estate tax = \$8,696.02 = \$55.49 per acre.
Possession will be given at closing subject to the 2024 crop share agreement. Buyer receives a base payment of \$250 per tillable acre at closing = \$38,855.00



Crop share agreement.
Tenant furnishes labor, machinery, applications, and hauling. Lessor receives 50% of the crop, minus 50% of input cost, less the base payment, on or before December 20th, 2024. Refer to lease for additional information.
Lease and Easement Agreement for Wind Energy Project:
The Property is subject to a lease and easement agreement for wind energy project dated January 9th, 2021. The Wind Easement Agreement covers said 156.71 acres.

Auction Terms and Conditions

Procedure: Property shall be offered as one, +/- 156.71 acre tract. SALE IS SUBJECT TO SELLER'S CONFIRMATION.
BIDDING IS NOT CONDITIONAL UPON FINANCING.
Online Bidding Procedure: The online pre-bidding begins Friday, September 6th, 2024, at 8:00 am (CST) closing Tuesday, September 10th, 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 31 days after auction day, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before Friday October 11th, 2024.
Possession: Possession will be given at closing subject to the 2024 crop share agreement. Buyer receives a base payment of \$250 per tillable acre at closing = \$38,855.00
Crop share agreement: Tenant furnishes labor, machinery, applications, and hauling. Lessor receives 50% of the crop, minus 50% of input cost. Refer to lease for additional information.

Lease and Easement Agreement for Wind Energy Project: The Property is subject to a lease and easement agreement for wind energy project dated January 9th, 2021. The Wind Easement Agreement covers said 156.71 acres.
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.
Sellers: Kimberly Schmidt, Amy Wilson, Bryan D Schmidt, and Kevin Schmidt.

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