PAUL COPELAND

FARMLAND AUCTION

Auction Method:	Online-Only
DAT E :	December 19th, 2024 10:00AM CT (Soft-Close)

HUNT CITY TOWNSHIP, JASPER COUNTY, ILLINOIS

60.65+/- ACRES

SW ¼ of the NW ¼ & N ½ of the SE ¼ of the NW ¼ S17, T7N, R14W

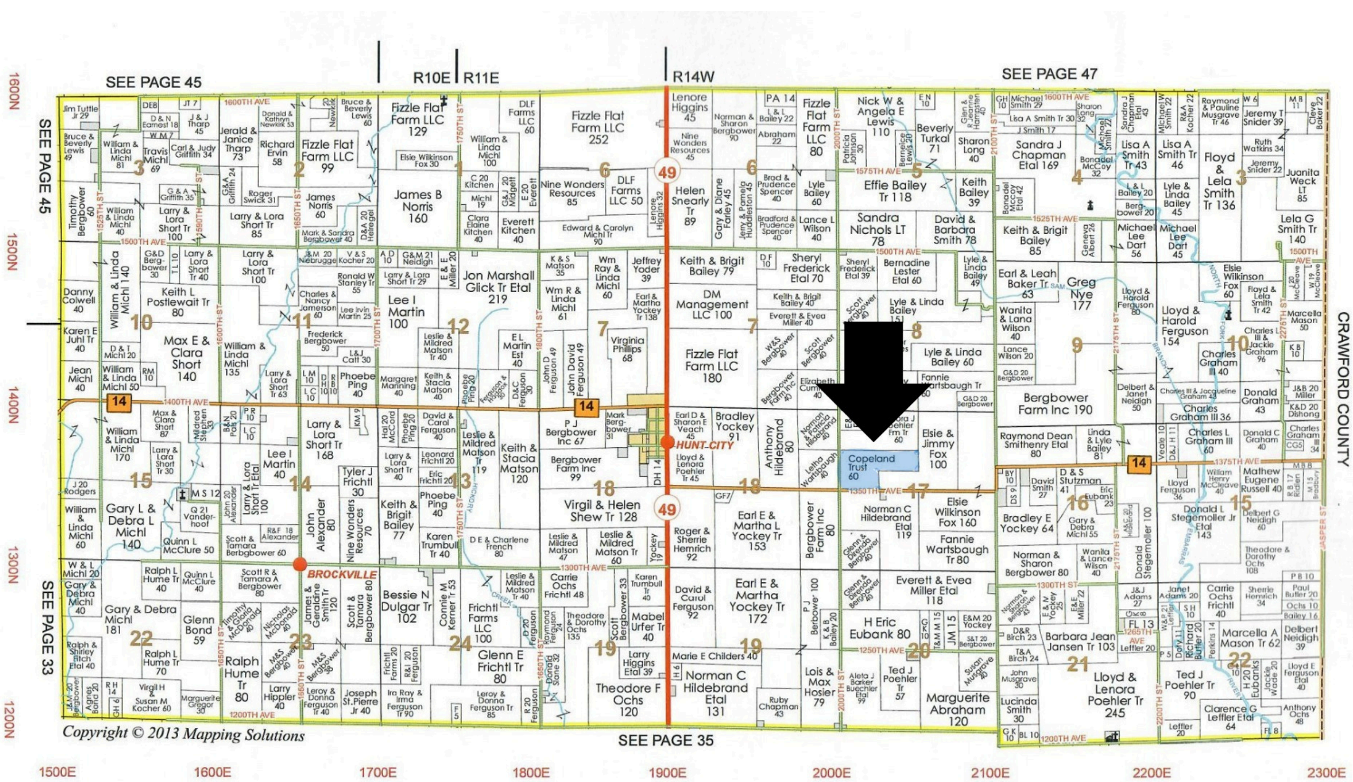
Tucker Wood
Designated Managing Broker & Auctioneer
License # 471.021082/ 441.001382

(833) LAND-217
tucker@tuckerwood.com
tuckerwood.com

FARMLAND AUCTION, JASPER COUNTY, ILLINOIS

PROPERTY INFORMATION

Don't miss your chance to own a prime piece of Illinois farmland! This 60 acre+/- parcel of highly productive tillable land in Hunt City Township, Jasper County, will be offered on an Online-Only auction on December 19, 2024. This property is selling subject to surveyed acres and the final purchase price will be adjusted prior to closing. Known for its fertile soil and proven yield history, this property presents an exceptional opportunity for farmers, investors, and land buyers looking to expand their portfolios. Located one mile east of Hunt City on road 1350 this farm offers excellent road frontage. This property sells lease free for the 2025 crop year. Mark your calendars for this incredible opportunity to purchase some highly sought-after farmland in Jasper County! For more details and auction information go to **tuckerwood.com.**



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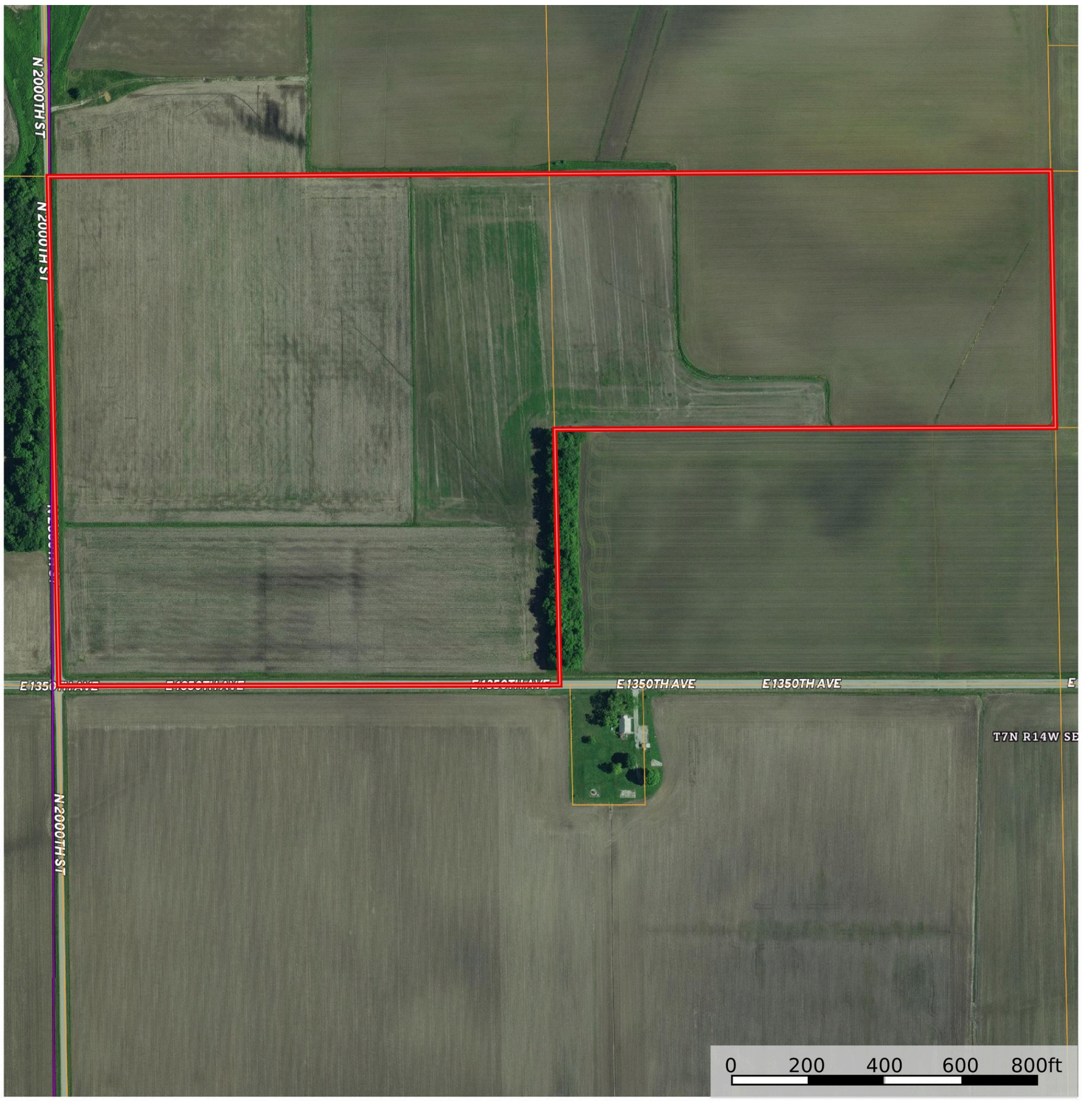
AERIAL MAP



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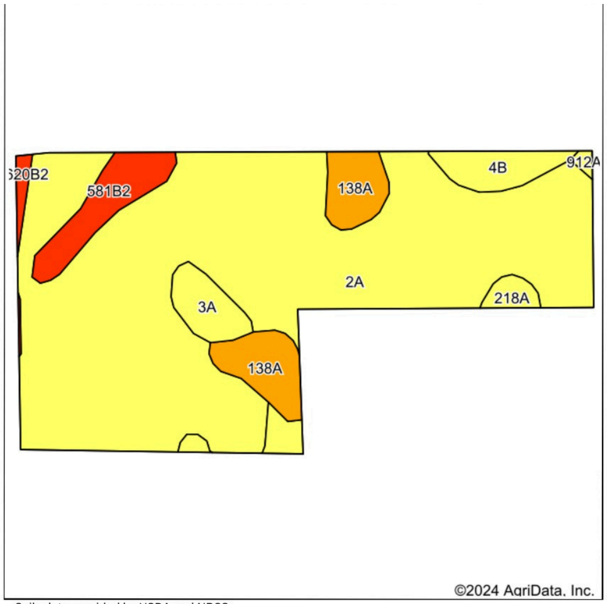
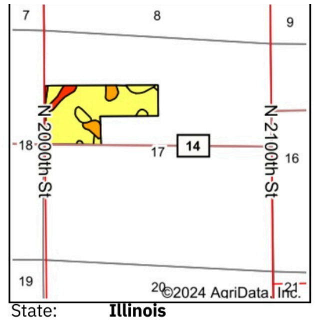
SOILS MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Jasper**
Location: **17-7N-14**
Township: **W Hunt City**
Acres: **60.65**
Date: **10/25/2024**

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Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com

Area Symbol: IL079, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
2A	Cisne silt loam, 0 to 2 percent slopes	47.62	78.5%		109	79	79	70	71	41
**138A	Shiloh silty clay loam, 0 to 2 percent slopes	4.29	7.1%		**130	64	49	64	41	31
**581B2	Tamalco silt loam, 2 to 5 percent slopes, eroded	2.83	4.7%		**86	57	56	52	55	40
**4B	Richview silt loam, 2 to 5 percent slopes	1.92	3.2%		**109	84	84	78	81	78
3A	Hoyleton silt loam, 0 to 2 percent slopes	1.82	3.0%		108	78	78	67	64	46
218A	Newberry silt loam, 0 to 2 percent slopes	1.54	2.5%		114	86	86	72	72	66
**620B2	Darmstadt silt loam, 2 to 5 percent slopes, eroded	0.45	0.7%		**86	57	50	45	52	55
912A	HoyletonDarmstadt silt loams, 0 to 2 percent slopes	0.18	0.3%		101	79	76	66	67	69
				Weighted Average	109.3	*n 77.1	*n 75.9	*n 68.8	*n 68.1	*n 42.4

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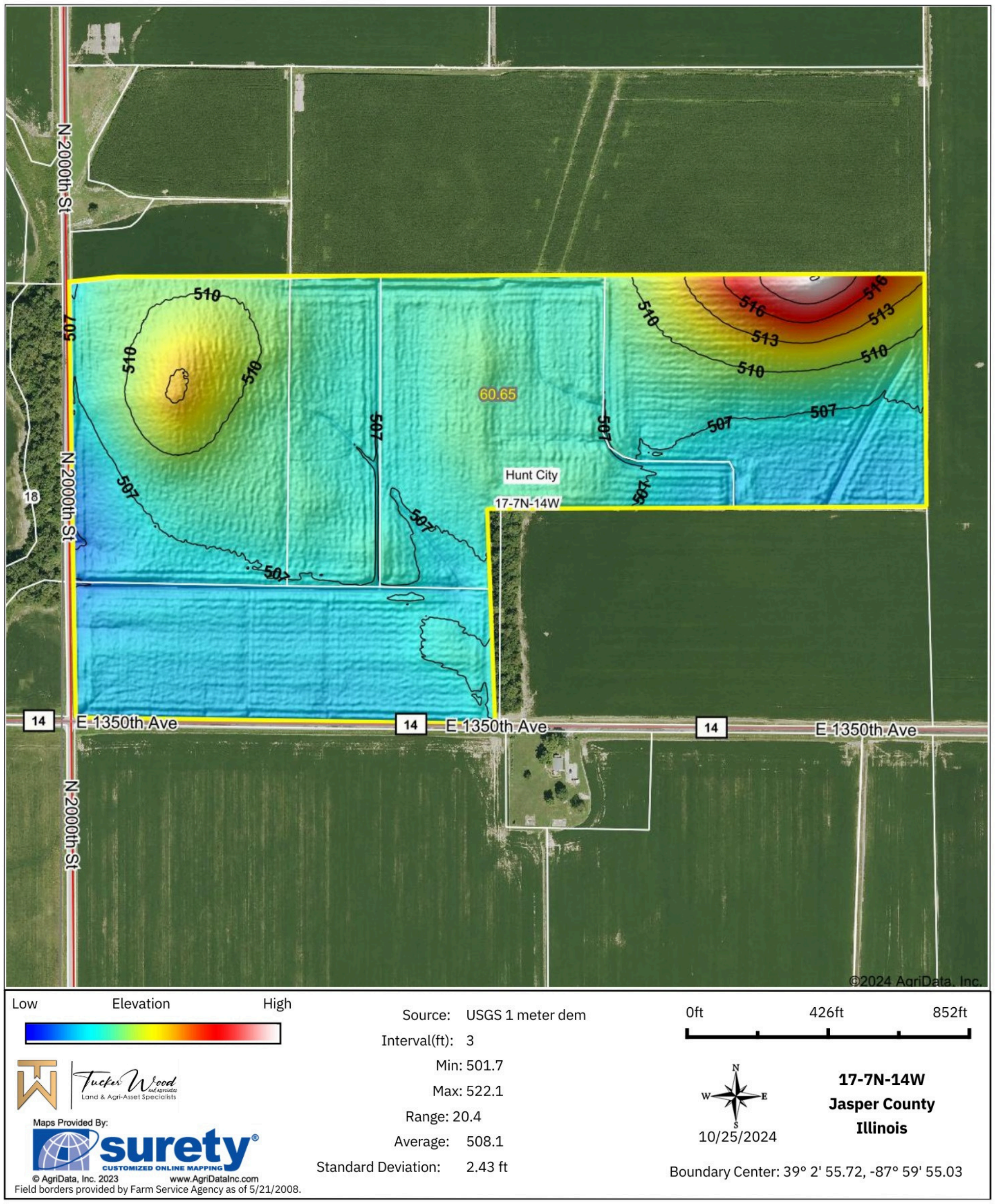
TOPOGRAPHY MAP



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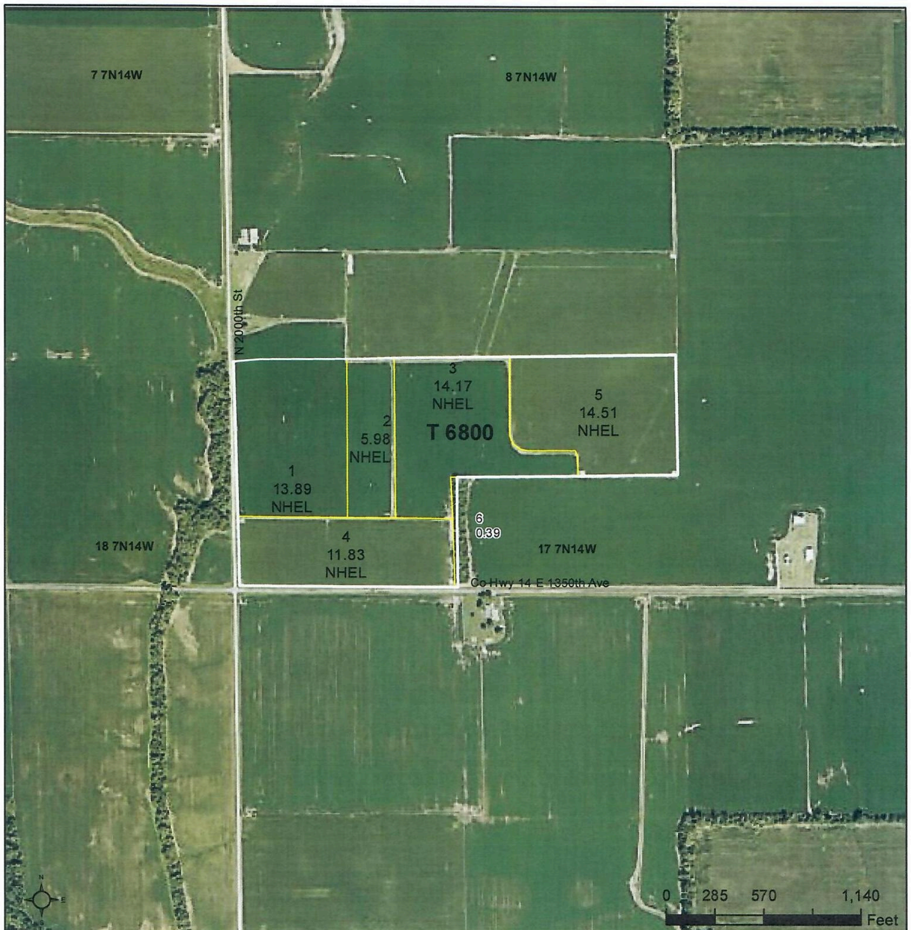
FSA MAP

USDA United States Department of Agriculture

Jasper County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Program Year
Map Created October 21, 2024

Farm **5522**
Tract **6800**

Tract Cropland Total: 60.38 acres

IL079_T6800

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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AUCTION TERMS

Procedure: This is an Online-Only Auction with a "soft close" meaning the bidding of this property will remain open to any and all bids until no more bids on said property are placed within the allotted time set for extended bidding. This property is being sold by the acre subject to surveyed acres. The final amount bid will be times surveyed acres and adjusted accordingly prior to close where the winning bidder (buyer) will pay the full price less the down payment at closing.

Acceptance: The sale is subject to acceptance by the seller.

Contract: The buyer will enter into a real estate purchase contract. Within 24 hours of the acceptance, the buyer shall pay, in the form of a wire transfer, earnest money in the amount of ten percent (10%) of the total purchase price, as directed in the contract or by the seller.

Closing: The closing will take place January 22nd, 2025 or on a date agreed upon in writing, by both the seller and the buyer. At closing, the buyer shall pay the remaining balance of the purchase price to the seller. At closing, the seller shall deliver a deed for the property to the buyer.

Possession & Lease: The seller agrees to give the buyer possession of property at closing subject to current tenant's rights, if any. This property is being sold free of any farm lease for the upcoming calendar year, with the tenant currently having possession of the property, being allowed to harvest the crop for the current year.

Mineral Rights: The mineral interests in the property owned by the seller, if any, will be conveyed to the buyer at closing.

Financing: The sale of this property is not contingent upon the buyer being able to obtain financing. Although the seller and its representatives understand that the buyer may need financing, it is the buyer's obligation to have all necessary approvals in place prior to the day of the auction.

Title: The seller shall provide an Owners Title Insurance Policy in the amount of the purchase price to the buyer at closing. The seller shall pay title costs traditionally paid by sellers and the buyer shall pay title costs traditionally paid by buyers.

Taxes: At closing, the seller shall pay or give a credit for all real estate taxes due for the current or past year. All real estate taxes for future years will be the responsibility of the buyer.

Technology Disclaimer: Neither Tucker Wood & Associates, John Leezer Farmland Sales, nor the seller hold any liability for technical issues, faults or problems that may occur during the auction process, and in such event, they reserve the right to extend, conclude or otherwise make changes to the bidding procedure.

Bidder Registration: All bidders must be registered for the online bidding process by 4:00 p.m. (local time) the day before the auction.

Auctioneer's Authority: Tucker Wood & Associates & John Leezer Farmland Sales, has the final decision of any matter relating to the auction, including the right to preclude any person or entity from participating in the auction if there are questions as to the person's or entity's information or ability to perform. Any announcements made by Tucker Wood & Associates at the auction take priority over any prior statements or publications regarding sale.

Auction Disclaimer & Agency: Tucker Wood & Associates & John Leezer Farmland Sales are acting solely as agents and representatives of the seller of this property. Any and all information provided is considered factual and true to the best of the knowledge of the seller and their representatives. It is the buyer's duty and responsibility to do any and all research that they consider necessary as to the property. This property is being sold **AS-IS**, **WHERE-IS**, with **ANY & ALL FAULTS** that may exist. No warranties or guaranties are given on this property, either expressed or implied. Your research on this property should be completed prior to the date of the auction and if not, Tucker Wood & Associates & John Leezer Farmland Sales asks that if you, as a buyer, are not comfortable with following through with the obligations of the purchase contract, that you refrain from bidding in this auction.

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