

LAND AUCTION

McLean County, Illinois

160 Acres M/L

Offered in One Tract



Thursday, March 13, 2025 at 10:00 AM

Arrowsmith Community Center | 205 Ulmer Street | Arrowsmith, IL 61722

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Listing #18123

 **PEOPLES**™
COMPANY
INTEGRATED LAND SOLUTIONS

LAND AUCTION

McLean County, Illinois

Thursday, March 13, 2025 at 10:00 AM

Arrowsmith Community Center | 205 Ulmer Street | Arrowsmith, IL 61722

Peoples Company is pleased to present 160 Acres m/l of high quality McLean County farmland via live, public auction. Mark your calendar for Thursday, March 13th, 2025! The property is comprised of 155.87 FSA cropland acres with an average soil PI rating of 122.6. The main soil types found on this property are Wyand silt loam and Sable silty clay loam.

This farm has been professionally managed for many years to maintain excellent conservation practices, optimize productivity of the property, and keep accurate records. There have been several improvements made to the property including the installation of tile in 2020 to enhance drainage, please see attached tile maps. Recent soil tests have also been completed with results displaying great soil fertility and excellent yields with the 5 year averages on corn of 223 and soybeans of 60. Please contact agent for full yield and fertility records.

The property is enrolled in a wind lease with Old Trail Wind Farm with one wind turbine located on the property and providing additional income to the landowner. The estimated annual payment on the property is an estimated \$8,000 and is scheduled to grow at 2% annually for the remainder of the lease. The wind lease will be transferred with the sale of the farmland and the Buyer/Winning Bidder will receive the 2025 payment along with all future lease payments. The official wind lease documents can be obtained by contacting the listing agents.

The auction will take place on Thursday, March 13th at 10:00 AM at the Arrowsmith Community Center located at 205 Ulmer St in Arrowsmith, Illinois. The property will be sold as one individual tract on a price-per-acre basis. The live auction will be available for viewing and bidding through our mobile bidding app for those who are unable to attend.

The farm is located just east of Arrowsmith on the southeast corner of E 1200 North Road and N 3500 East Road in Section 13 of Arrowsmith Township. The farm is open for the 2025 farming season and early possession of the farm may be granted immediately after the auction upon signed purchase agreement, earnest money deposit, and proof of liability insurance. Please contact agents for more details.

Farmland in this area is tightly held, often passing from generation to generation, making this a rare opportunity to acquire a high-quality, highly tillable property. Whether you're expanding your operation or seeking a land investment, this farm presents an excellent opportunity.

**Fertilizer and other crop applications were applied to the property last fall by the previous tenant. If the property is not leased to the previous tenant, the Buyer will reimburse the tenant in the amount of \$29,308.17 for those fertilizer expenses at Closing.*

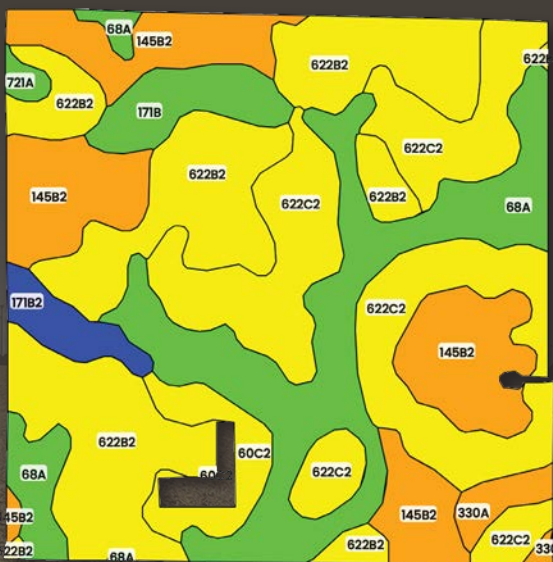
***Ameren Corporation does plan to replace the power poles intersecting the property in the near future, although an exact timeline is uncertain. The crop damage amount will be paid to the Buyer.*

Directions

From Arrowsmith: At the intersection of N Main Street and Young Street, head north for 0.5 miles. Turn right (east) on County Road 1200 for 2.2 miles. The farm lies on the south side of the road. Look for the Peoples company signs.



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Tillable Soils Map

CODE	DESCRIPTION	ACRES	% OF FIELD	IL PI
622B2	Wyanet silt loam	41.60	26.69%	114
622C2	Wyanet silt loam	37.69	24.18%	112
68A	Sable silty clay loam	30.81	19.77%	143
145B2	Saybrook silt loam	28.05	18.00%	124
171B	Catlin silt loam	5.63	3.61%	137
60C2	La Rose silt loam	4.82	3.10%	110
171B2	Catlin silt loam	3.46	2.22%	131
330A	Peotone silty clay loam	2.12	1.36%	123
721A	Drummer & Elpaso silty clay loam	1.67	1.07%	144
			AVERAGE:	122.6

Scan the QR
code to view
this listing online.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18123

LAND AUCTION

McLean County, Illinois

Auction Method: The tracts will be offered via Public Auction and will take place at 10:00 AM at the Arrowsmith Community Center in Arrowsmith, Illinois. The tract will be sold on a per-acre basis through a traditional auction method. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Online Bidding: Register to bid at peoplescompany.bidwrangler.com/. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Farm Program Information: Farm Program Information is provided by the McLean County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a wire transfer or check. All funds will be held in McLean County Title Trust Account.

Closing: Closing will occur on or before Thursday, April 17th, 2025. The balance of the purchase price will be payable at closing in the form of a wire transfer.

Possession: Possession of the Farm will be given at Closing unless early possession of the farm is granted. Early possession of the farm may be granted upon signed purchase agreement, earnest money deposit, and proof of liability insurance.

Farm Lease: The farm lease has been terminated and the farm is available for the 2025 growing season.

Wind Lease: The wind lease will be transferred with the sale of the farmland and the Buyer/Winning Bidder will receive the 2025 payment along with all future lease payments. The official wind lease documents can be obtained by contacting the listing agents.

Taxes: All 2024 real estate taxes will be paid by the Seller. All 2025 taxes and beyond will be paid by the Buyer.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit with the McLean County Title trust account the required earnest money payment. The Seller will provide a current title policy at their expense.

Financing: Buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the contract.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on the Property. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a PRICE PER ACRE BASIS. Peoples Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc., may vary from figures stated within the marketing material. The buyer should perform his/her investigation of the property before bidding at the auction. The marketing material's brief descriptions should not be used in legal documents. Full legal descriptions will be taken from Title Commitment.