

106.85 +/- ACRES

DOUGLAS COUNTY, ILLINOIS



BID LIVE ONLINE

**JUNE 25, 2025
10 AM CST**



MATT RHODES
Auction Representative & Broker
(217) 251-7067
auctions@gfarmland.com

AUCTIONEER: JOHNNY KLEMM
IL AU#404002505

WWW.GFARMLAND.COM

LIVE ONLINE AUCTION

- **Class A Farmland | 138.4 Soil PI**
- **106.56 FSA Cropland Acres**

One (1) Tract Land Auction

SELLER: TRIMBLE FARMS, LLC.: TMT-1979

Geswein Farm & Land Realty, LLC
PO Box 115
Tuscola, IL 61953



FARMLAND AUCTION - ONLINE EVENT
HIGHLY TILLABLE CLASS-A LAND | 138.4 SOIL PI
WEDNESDAY, JUNE 25TH - 10AM CST
NEWMAN, ILLINOIS - SARGENT TOWNSHIP - DOUGLAS COUNTY

**Register &
BID ONLINE**
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& Get the Bidder Packet*



AWARD WINNING EXPERTISE. SINCE 1977



TERMS & CONDITIONS OF AUCTION

BIDDER RESPONSIBILITY: It is the Bidder/Buyers responsibility to read and review all terms & conditions prior to bidding on any property. By bidding on the property, the Bidder/Buyer agrees that these terms will supersede all prior discussions, negotiations, and agreements, whether oral or written. The bidder/buyer agrees to his/her actions shall be binding and obligatory upon the undersigned, their separate heirs, administrators, executors, assigns, and successors in the interest of the undersigned. Bidder may not assign the rights afforded the Bidder to any other party without the Seller's consent. By bidding on the property, the successful bidder/buyer(s) agrees to all terms and conditions set forth and will enter into a contractual real estate purchase agreement to purchase the property under the following terms and conditions. Bidding is NOT subject to any contingencies, including but not limited to financing, appraisal, or inspection of the property.

OFFERING PROCEDURE: The property is being offered as a single tract to the highest bidder. The property is being offered as 106.85 +/- taxable acres. The successful Bidder(s) must be prepared to complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (wire transfers) must be sent directly to The Title Center, LLC. in Paris, IL. Wire transfer of Earnest Money to The Title Center, LLC. must be completed by June 27, 2025 by 5:00pm CST. Proof of wire transfer confirmation must be provided to Geswein Farm & Land Realty, LLC on June 27, 2025. Earnest Money Wire Instructions will be provided to the successful Bidder (post conclusion of the auction). Seller reserves the right to accept or reject any and/or all bids.

DOWN PAYMENT: A down payment for not less than ten (10%) percent of the bid will be required upon acceptance of the high bid on June 25, 2025. This down payment shall serve as Earnest Money and the balance of the contract purchase price is due in cash at closing. See section above: 'OFFERING PROCEDURE' for more details on Earnest Money. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING OR APPRAISAL,** be certain that you have arranged financing, if needed, and are capable of paying for the property in cash at closing.

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Final bid prices are subject to approval or rejection by seller.

POSSESSION & CLOSING: Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before July 30, 2025. Closing to take place at The Title Center, LLC. located in Paris, IL. Final settlement will require wire transfer.

TITLE: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.

SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the seller unless such surveys are required by the State or local law. The cost of the survey shall be shared equally by the seller and buyer(s). The type of survey performed shall be at the seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title. If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage provided in the auction brochure. **There will not be a survey on this parcel and the farm is being sold by the taxable acreage of 106.85 acres.**

REAL ESTATE TAXES AND ASSESSMENTS: Seller will pay the 2024 payable in 2025 real estate taxes and assessments prior to or at closing. The 2025 real estate taxes and assessments due and payable in 2026 shall be the responsibility of the buyer.

Lease: Flexible cash rent for 2025 with buyer receiving 2nd installment due December 1, 2025.

ACREAGES: All mapped acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software. The acreage to be sold is based on the taxable acreage as provided by Douglas County records.

AGENCY: Geswein Farm & Land Realty, LLC & Auctioneer John R. Klemme are the exclusive agent of the seller. Illinois Auction License #AU404002505. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. **ANNOUNCEMENTS MADE BY THE REAL ESTATE AGENCY OR AUCTIONEER DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. NEW DATA, CORRECTIONS AND CHANGES.** Please review all announcements prior to scheduled auction time to inspect any changes, corrections or additions to the property information.

PROPERTY INSPECTION: Every potential Bidder is responsible for conducting, at their own risk, their own independent inspections, due diligence, investigations, and inquires concerning the property. The information contained in the 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 seller, the auction company, auctioneer, or real estate agency. All sketches and dimensions in this brochure are approximate. All mapped acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company and/or auctioneer. The seller & sellers agent reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc. All decisions of the auction company or seller agent are final. Bidder expressly warrants the purchase is being made AS IS CONDITION and solely based upon Bidder's examination of the Property and without any expressed or implied warranties of the Auction Company or Seller. The property is sold, and the Bidder agrees to accept the Property in its present condition, AS IS, with all faults, in all respects, subject to utility easements, zoning ordinances, and any other restrictions of record. No warranties as to physical condition, environmental condition, habitability, suitability to a particular purpose, tenancies, or compliance with any laws, codes, or ordinances, including those relating to water supplies and septic systems ("Deficiencies") are made by the Seller. Any and all cost and responsibility for curing Deficiencies, if any, is the Bidder's, and the correction and cure of any Deficiencies shall not be a condition of this sale or affect the Bidder's obligations under this Contract.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owned by the seller, if any.

CONFLICTS: In the event of any conflict between this brochure and the sales contract, the sales contract will prevail.

Seller's Attorney: Kenneth Crossman, Crossman Law, Arthur, IL
OWNER/SELLER: Trimble Farms, LLC.: TMT-1979



ONLINE AUCTION
106.85 +/- ACRES

CLASS A LAND
138.4 SOIL PI

BID ONLINE

June 25th
2025



Scan QR Code To
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106.85 +/- ACRES OFFERED IN ONE (1) TRACT

REGISTER TODAY

106.85 +/- TOTAL ACRES

DOUGLAS COUNTY
NEWMAN, ILLINOIS

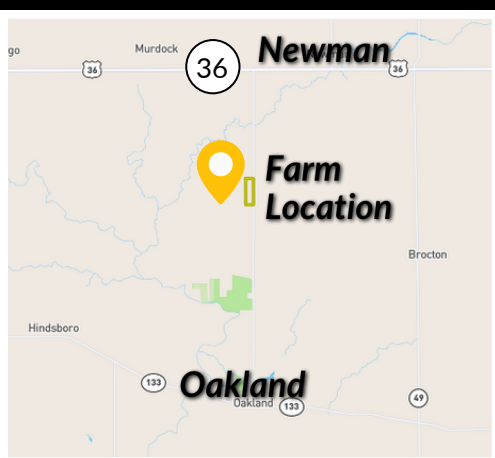
From Newman, IL: Head west on Highway 36, turn south on County Highway 7 (Oakland Road) Farm is located at the SW corner of Highway 7 & CR 650 North. From Oakland, IL: Head north on County Highway 7 (Oakland Road) Farm is located at the SW corner of Highway 7 & CR 650 North.



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to Register & Bid



BIDDING STARTS @ 10 AM CST ON JUNE 25, 2025 LIVE ONLINE AUCTION



LAND AUCTION

106.85 +/- TOTAL ACRES

Call or Text
(217) 251-7067
MATT RHODES
AUCTION REPRESENTATIVE



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