

LAND AUCTION – EDGAR COUNTY, IL

Young American, Brouilletts Creek, Shiloh, Symmes, and Grandview Townships



± 833.77 Acres

12 Tracts ranging from 40 to 160 acres

Thursday, July 24th • 10:00 AM (CST)

The Bloomfield Barn • 18444 N 1600th St., Chrisman, IL 61924

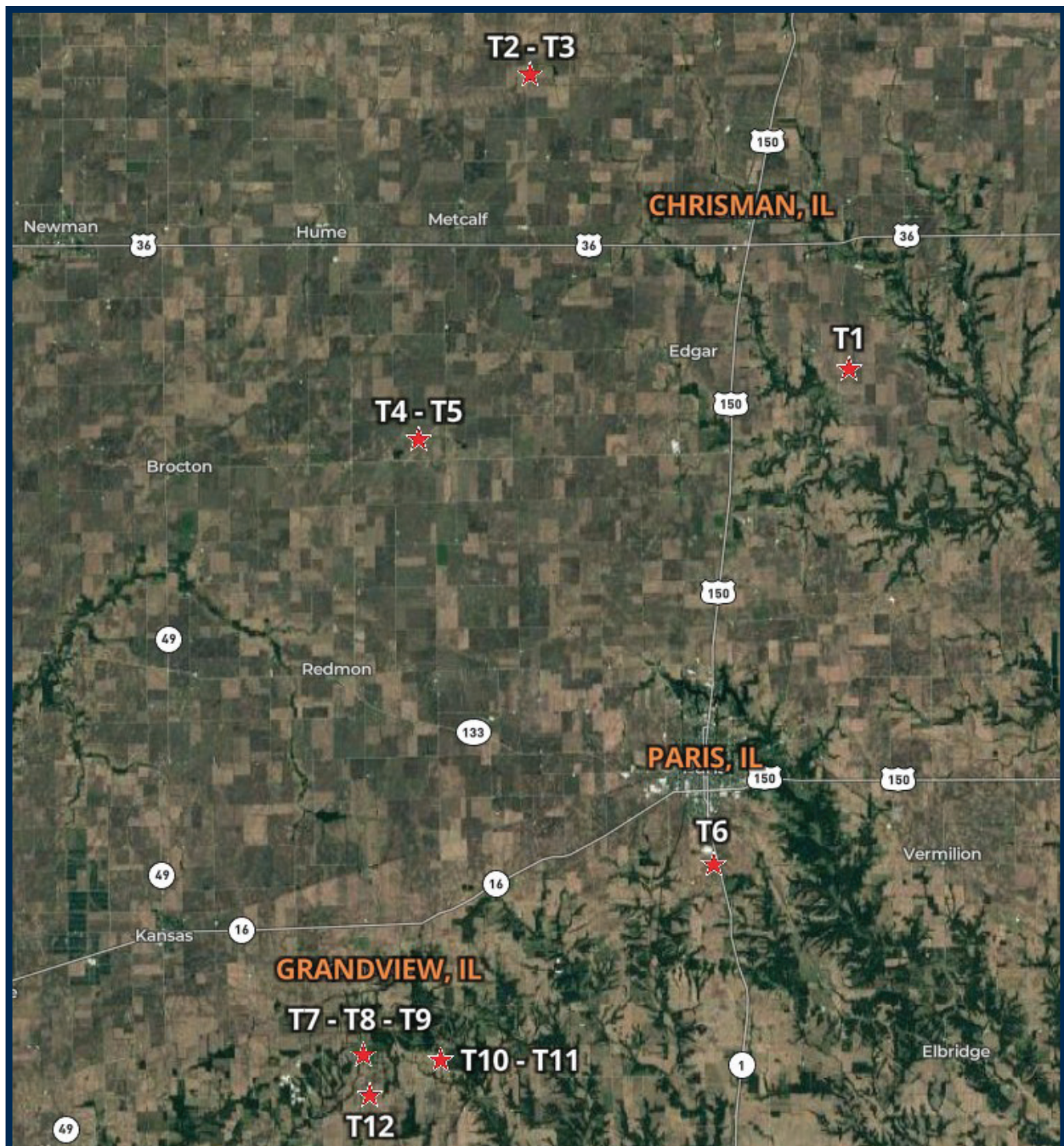
Travis Selby, Land Broker and Auctioneer

Mobile Phone: 217-304-1686 • Travis@AgExchange.com

IL Auction Lic# 441001485

Stephanie Spiros, Managing Broker and Owner

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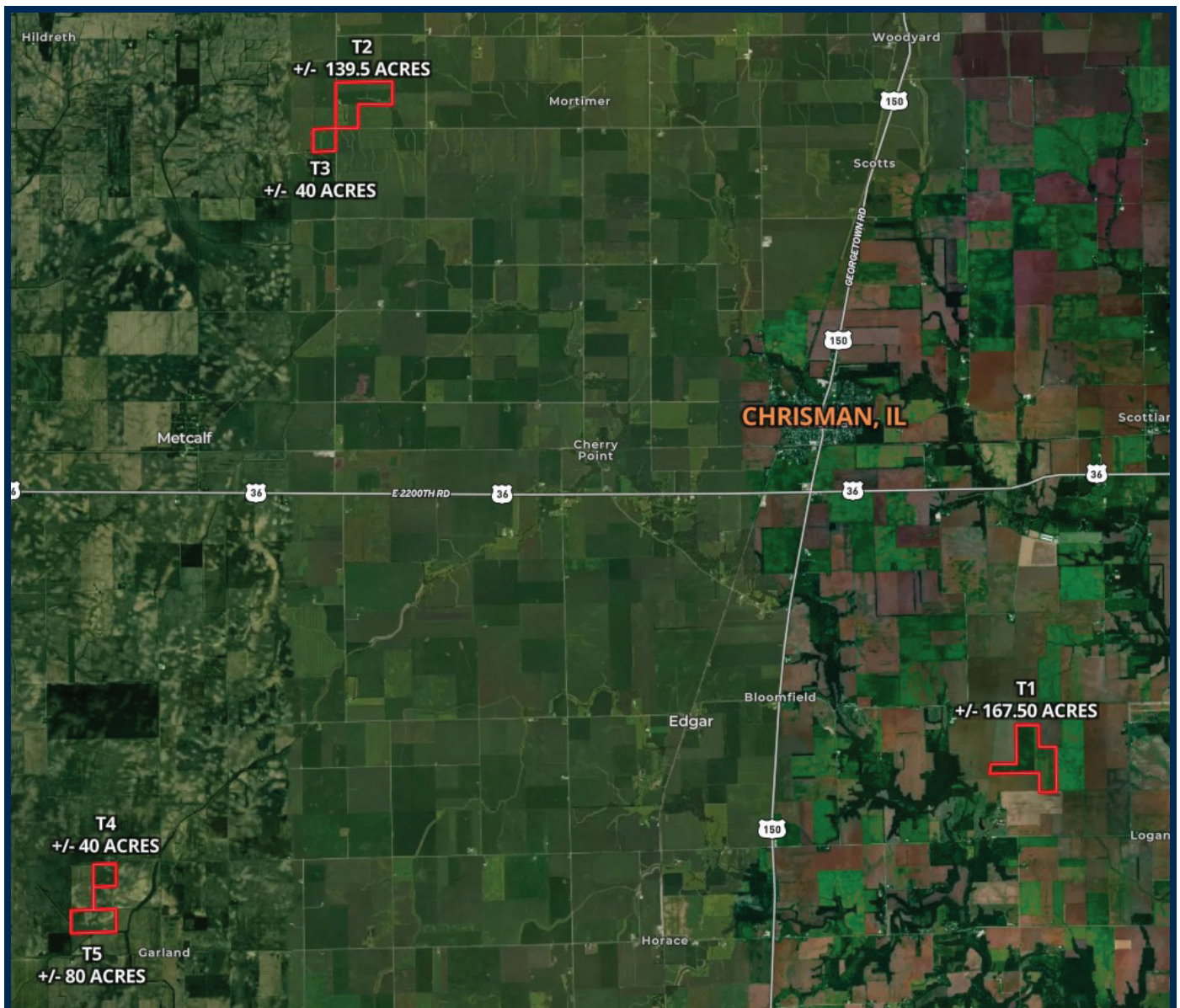
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T1: +/- 167.50 acres in total, +/- 162.20 tillable acres, 144 PI,

System tiled in 2023. Tile maps available.

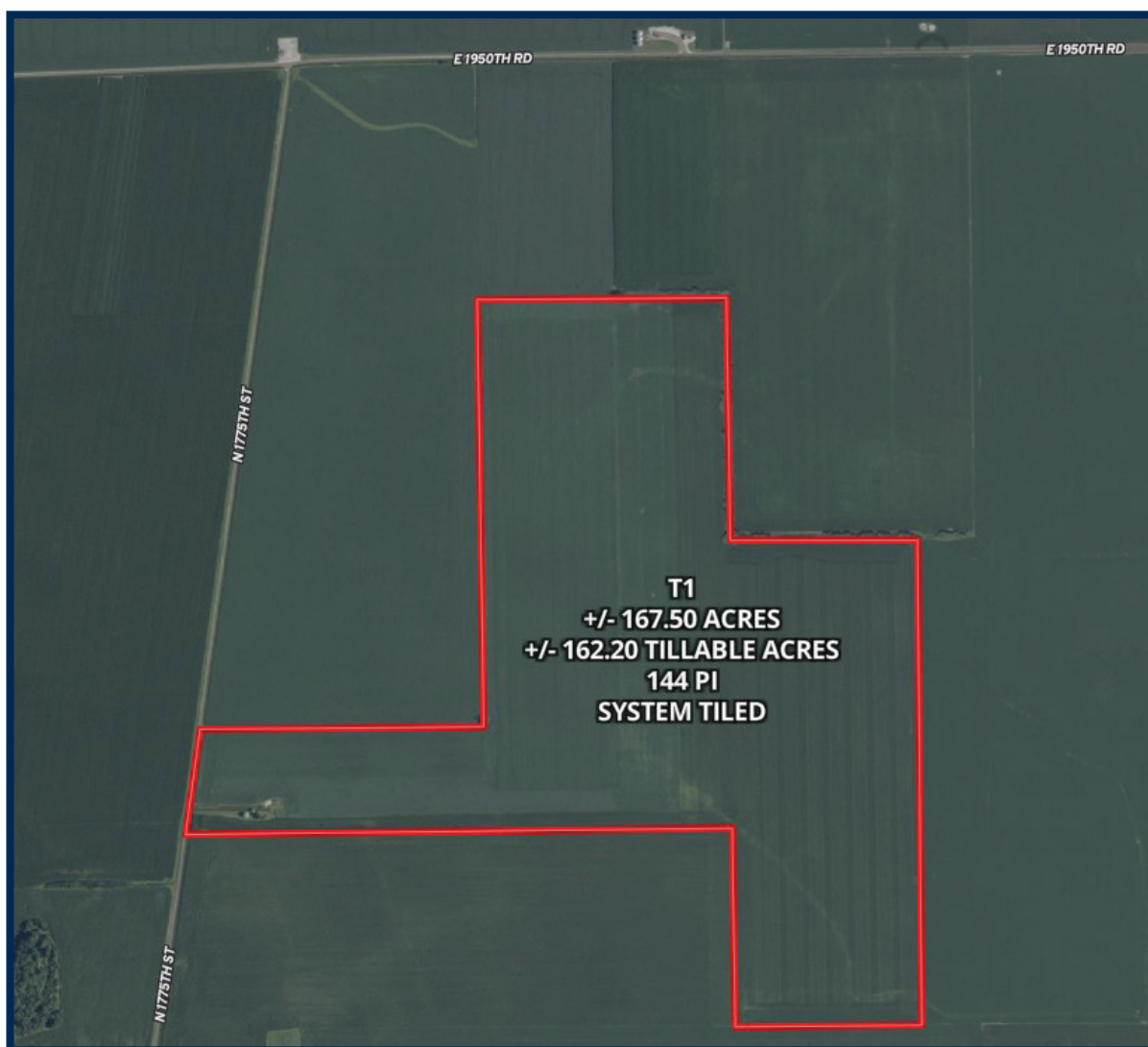
7,000 bushel storage bin.

Part of sections 10, 15, and 16, Brouilletts Creek Twp., Edgar County, IL.

PIN's: 01-09-10-300-003 (40 acres), 01-09-15-100-001 (107.5 acres), and 03-09-16-200-004 (20 acres)

2023 payable 2024 real estate tax: \$9,240.04

\$36,495.00 crop credit payable to buyer December 1st, 2025.



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T2: +/- 139.50 acres in total +/- 112.78 tillable acres, 137.6 PI,

+/- 21.16 acres used as a cattle feed lot, +/- 2.11 acre barn lot with a 70 x 40 storage shed and collapsed barn site, 8,500 bushel grain bin with fan dryer, 8,000 bushel bin, and 7,000 bushel bin.

Part of section 12 and 7, T16N – R13W, Young American Twp., Edgar County, IL.

PIN's: 11-03-07-300-001 (19.55 acres) and 15-02-12-400-001 (120 acres)

2023 payable 2024 real estate tax: \$5,037.18

\$19,736.00 crop credit payable to buyer December 1st, 2025.

\$2,350.00 payable to buyer at closing for grain bin storage.

Tenant retains possession of the grain storage bins through May 1st of 2026.

Tenant retains possession of the cattle feed lot and pasture through November 1st, 2025.

T3: +/- 40.00 acres in total, +/- 34.87 tillable acres, 128.4 PI.

Part of section 13, T16N – R13W,

Young American Twp., Edgar County, IL.

Assessor PIN: 15-02-13-100-002

2023 payable 2024 real estate tax: \$1,148.58

\$5,230 crop credit payable to buyer

December 1st, 2025.



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T4: +/- 40.00 acres in total, +/- 39.47 tillable acres, 143 PI.

Part of section 26, T15N – R13W, Shiloh Twp., Edgar County, IL.

PIN: 12-07-26-200-001

2023 payable 2024 real estate tax: \$1,984.54

\$7,894.00 crop credit payable to buyer December 1st, 2025.

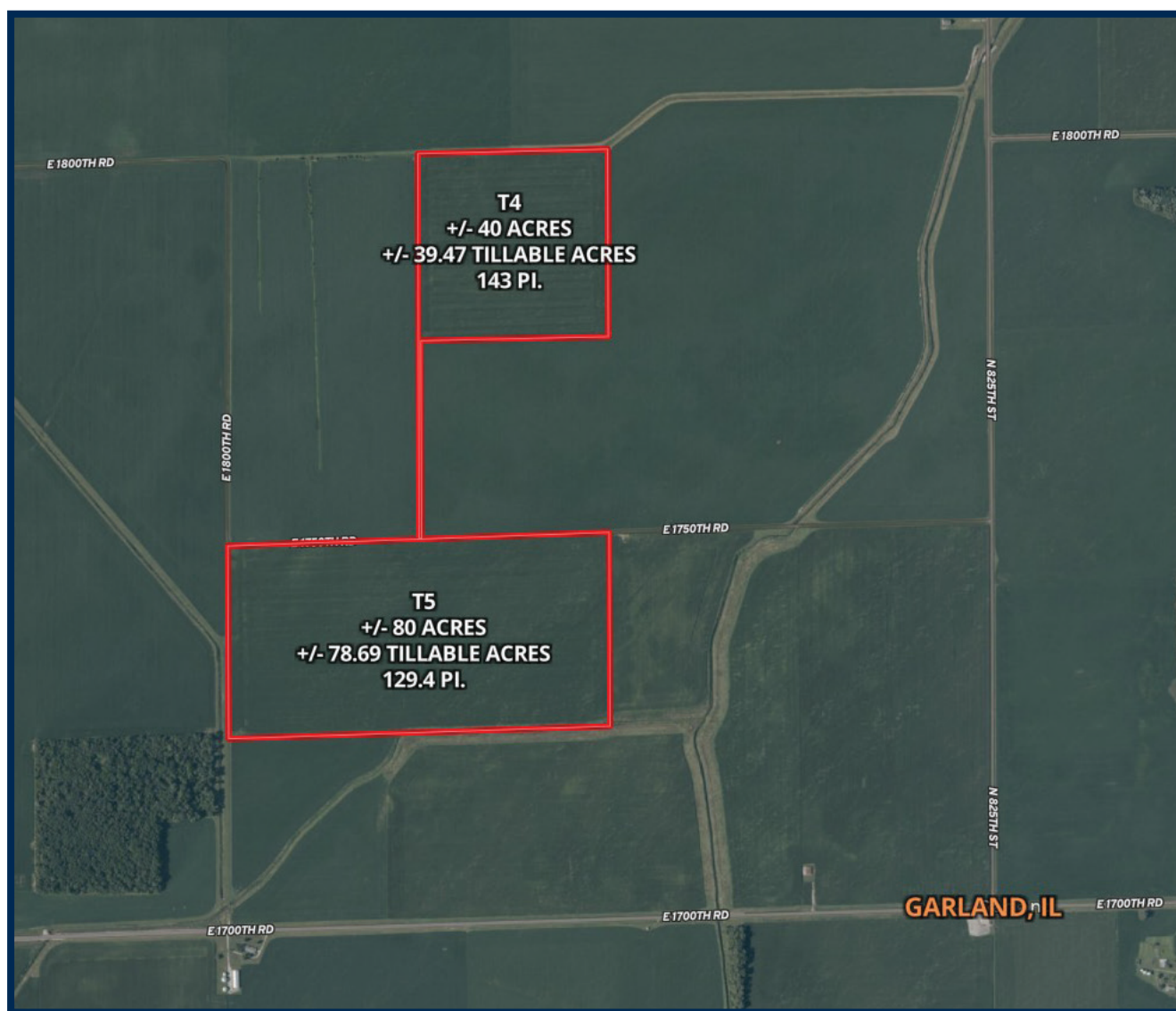
T5: +/- 80.00 acres in total, +/- 78.69 tillable acres, 129.4 PI.

Part of section 26, T15N – R13W Shiloh Twp., Edgar County, IL.

PIN's: 12-07-26-300-002 (40 acres), and 12-07-26-400-001 (40 acres)

2023 payable 2024 real estate tax: \$2,697.36

\$11,803.00 crop credit payable to buyer December 1st, 2025.



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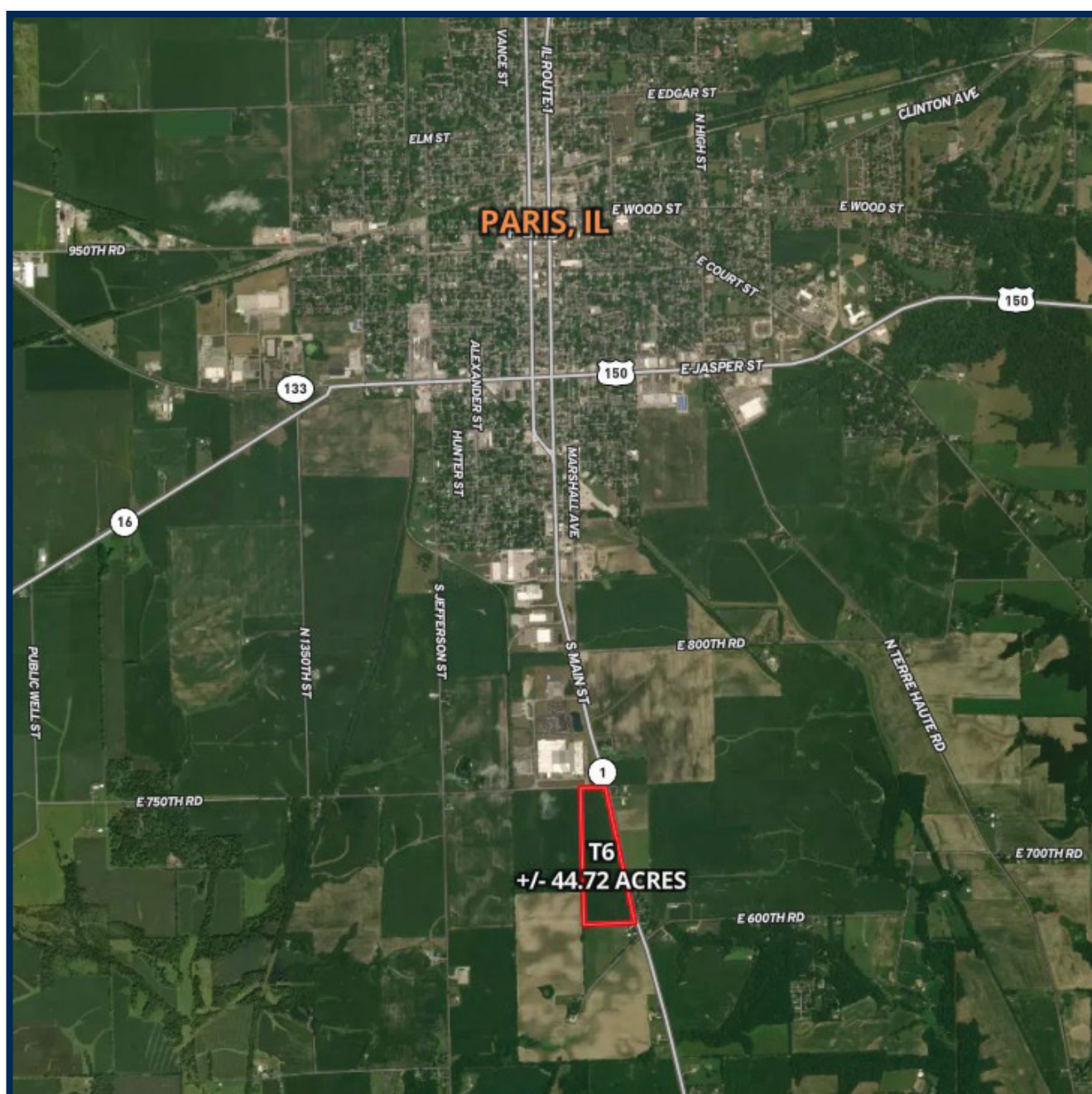
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T6: +/- 44.72 acres in total, +/- 43.24 tillable acres, 131.4 Pl.

Part of section 13, T13N – R12W, Symmes Twp., Edgar County, IL.

PIN: 14-18-13-400-001

2023 payable 2024 real estate tax: \$1,930.40

\$6,486.00 crop credit payable to buyer December 1st, 2025.



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T7: +/- 45.00 acres in total.

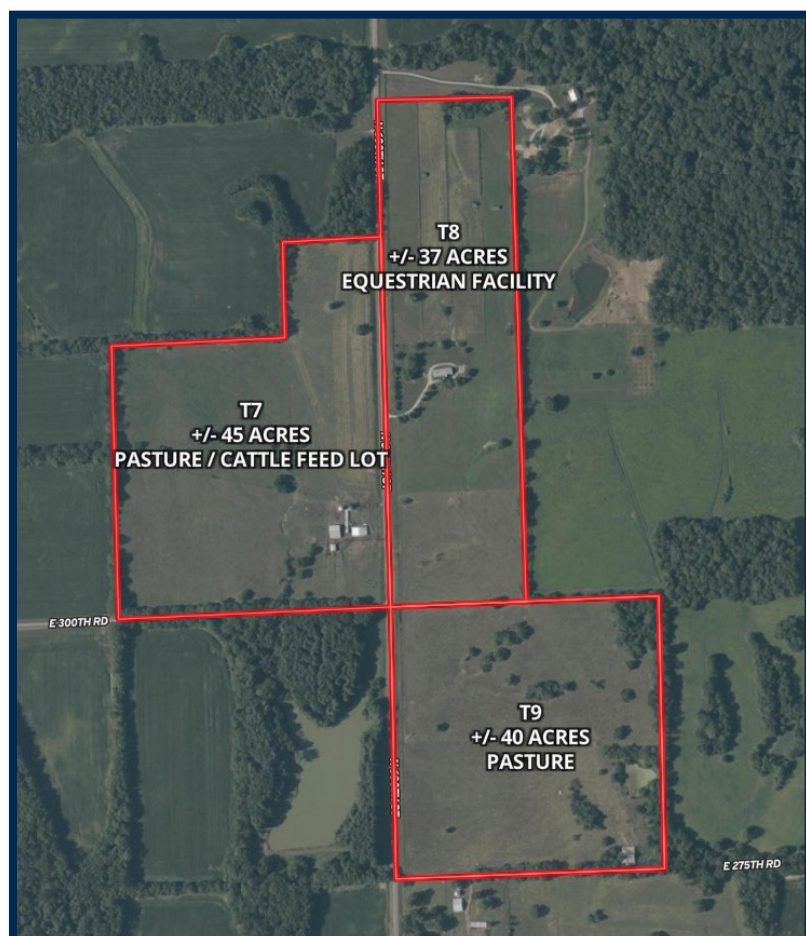
Cattle feed lot with outbuildings currently used for working cattle and storage.

+/- 43.58 acres fenced pasture currently used for grazing cattle. Rural water available.

Part of section 4, T12N- R13W, Grandview Twp., Edgar County, IL.

PIN: 06-22-04-400-003, 2023 payable 2024 real estate tax: \$639.14

Buyer takes possession October 1st, 2025.



T8: +/- 37.00 acres with +/- 32.5 pastured acres

92' x 34' custom built, handcrafted equestrian barn. Perfect for horse enthusiasts seeking a functional, high-quality equestrian facility. Rural water with electricity. Eight spacious stalls with a dedicated wash bay for grooming. Tack room & office area for convenience and organization. Restroom & laundry facilities for added comfort. Hayloft for ample storage. Durable brick floor run for easy maintenance. Individual pastures for optimal grazing with loafing sheds to provide shelter and shade. Additional pastureland available.

Part of section 3, T12N – R13W

Grandview Twp., Edgar County, IL.

PIN: 06-22-03-300-001

2023 payable 2024 real estate tax: \$1,098.00

T9: +/- 40.00 acres with fenced pasture and cattle barn.

Rural water available.

Part of section 10, T12N – R13W

Grandview Twp., Edgar County, IL.

PIN: 06-22-10-100-001

2023 payable 2024 real estate tax: \$272.46

Buyer takes possession October 1st, 2025.

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T10: +/- 40.00 acres in total, +/- 17.62 wooded acres, +/- 20.95 crop land acres, 115.2 PI.

Currently +/- 17.34 acres are in row crop production, +/- 3.61 acres, expired CRP field borders.

Part of section 11, T12N – R13W

Grandview Twp., Edgar County, IL.

North half of PIN: 06-22-11-200-002

2023 payable 2024 real estate tax: \$654.93

\$2,167.00 crop credit payable to buyer December 1st, 2025.

T11: +/- 80.00 acres in total, +/- 17 wooded acres, +/- 62.61 cropland acres, 116 PI.

Currently +/- 45.88 acres in row crop production, +/- 16.73 acres expired CRP field borders.

Part of section 11, T12N – R13W

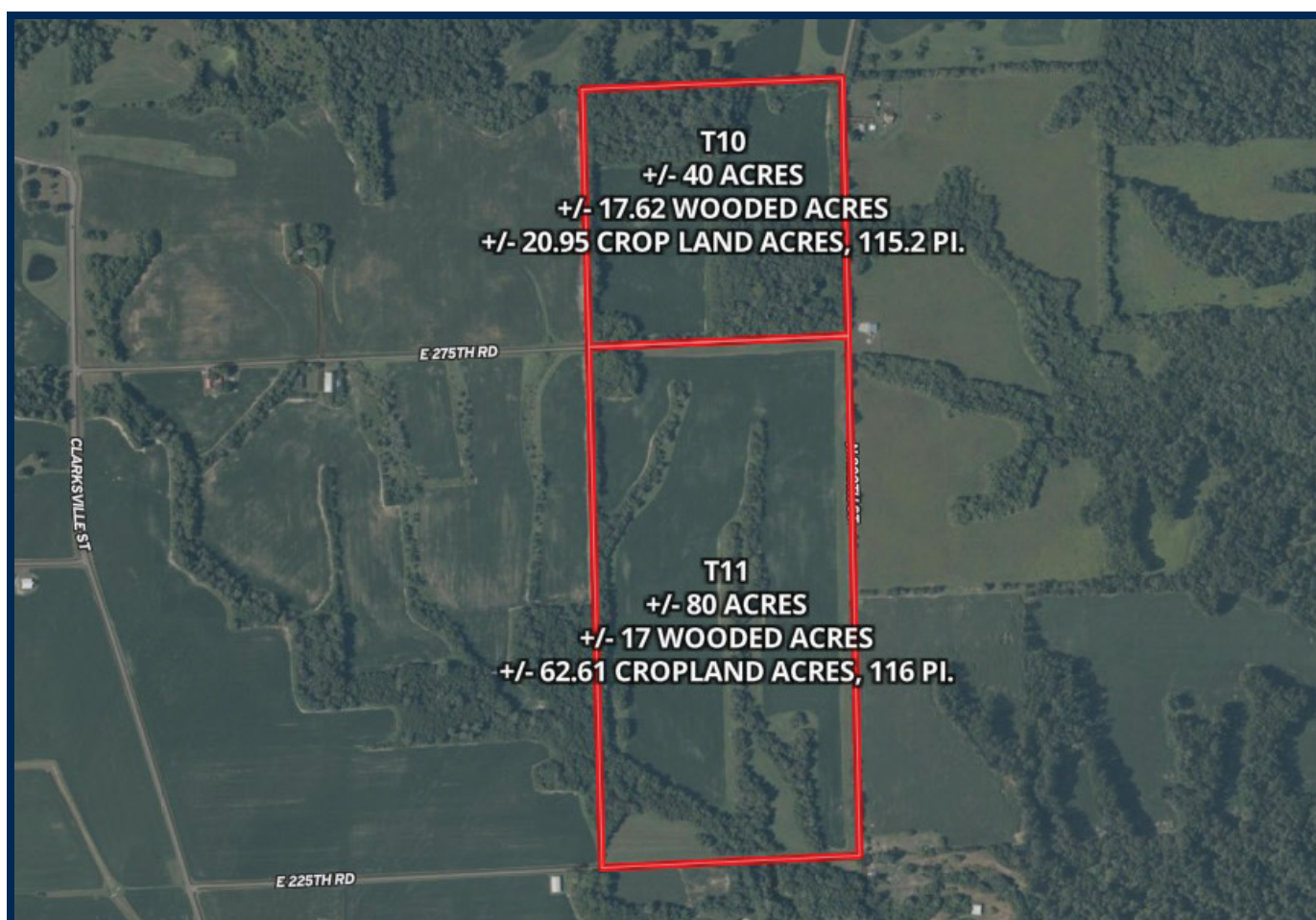
Grandview Twp., Edgar County, IL.

South half of PIN: 06-22-11-200-002 (40 acres)

and 06-22-11-400-002 (40 acres)

2023 payable 2024 real estate tax: \$1,423.25

\$5,735.00 crop credit payable to buyer December 1st, 2025.



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T12: +/- 80.00 acres in total, +/- 65.17 tillable acres, 139.3 PI.

Part of section 11, T12N – R13W, Grandview Twp., Edgar County, IL.

PIN: 06-22-10-300-003 (40 acres) and 06-22-15-100-001 (40 acres)

2023 payable 2024 real estate tax: \$2,986.38

\$11,405.00 crop credit payable to buyer December 1st, 2025.



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Auction Terms and Conditions

Procedure: The auction will be conducted publicly with online bidding available for pre-registered online bidders.

Tracts 1 through 12 will be offered individually, No combinations.

BIDDING IS NOT CONDITIONAL UPON FINANCING.

SALE IS SUBJECT TO RESERVE. OWNER RETAINS THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS.

Acceptance of Bid Prices/Contracts: All successful bidders will sign a sale contract at the auction site immediately following the close of the bidding.

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 33 days after the auction day, or as soon thereafter as applicable closing documents are completed. **The anticipated closing date is on or before Tuesday August 26th, 2025.**

Possession: Buyers shall receive possession to all fields following the 2025 fall harvest.

Special possession exceptions:

T2: Tenant retains possession of the grain storage bins through May 1st of 2026.

Tenant retains possession of the cattle feed lot and pasture through November 1st, 2025.

T7: Tenant retains possession of the cattle feed lot and pasture through October 1st, 2025.

Rent Credits payable to buyer December 1st, 2025.

T1: \$36,495.00; **T2:** \$19,736.50; **T3:** \$5,230.50; **T4:** \$7,894.00; **T5:** \$11,803.50

T6: \$6,486.00; **T10:** \$2,167.50; **T11:** \$5,735.00; **T12:** \$11,404.75.

Real Estate Taxes and Assessments: The buyer shall be responsible for paying 100% of the 2025 real estate tax due and payable in 2026.

Buyer will receive a real estate tax credit from seller at closing in the amount of:

T1: \$2,600.00; **T2:** \$600.00; **T3:** \$4,600.00; **T4:** \$1,000.00; **T5:** \$1,400.00; **T6:** \$1,000.00;

T7: \$350.00; **T8:** \$550.00; **T9:** \$150.00; **T10:** \$350.00; **T11:** \$750.00; **T12:** \$1,500.00.

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Auction Terms and Conditions Continued

Survey: Seller shall not provide a survey, and the sales shall not be subject to a survey. Tract acreage is approximate and has been determined by deeds, legal description, and aerial photographs.

Mineral Rights: The sale of the property shall include all mineral rights owned by the seller.

Agency: Ag Exchange Inc. and their representatives are exclusive agents of the Seller.

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.

Seller: Estate of Jane Nicholson Mangrum

Attorney: Phillip S. Miller, Acton and Snyder, LLP.