


Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Wednesday, November 12th • 10:00 am (CST)

Auction will be held at the
Bethany Fire Station in Bethany, IL



FARMLAND AUCTION

±80 acres
Offered in
2 Tracts

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Permit No. 234

Wednesday, November 12th • 10:00 am (CST)

FARMLAND AUCTION

±80 acres
Offered in
2 Tracts

- Highly Productive Class A Soils
- Open Farm Tenancy for 2026
- Bidders Choice and Priviledge

Live in Person Public Auction with Online Internet Bidding!

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**Located in Part of Section 24
Penn TWP., Shelby County, IL**

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Penn TWP., Shelby County, IL**

Wednesday, November 12th • 10:00 am (CST)

±80 acres
Offered in 2 Tract

Auction Date:
Wednesday, November 12th, 10:00 am (CST)

Auction Location:
Bethany Fire House
530 East Main Street, Bethany, IL 61914

Online Bidding Available: Online bidding registration must be completed within 24 hours prior to the time of the auction. Online bidding opens on Wednesday, November 12th, 2025, at 10:00 am. All bidding ends Wednesday, November 12th, 2025, at the end of the live event. To Register and Bid on this Auction, go to: WWW.AGEXCHANGE.COM



Farm tracts are located 4 miles west of Bethany, IL at the intersection of County Highway 14, and Illinois Route 128.

+/- 80 Acres located in the N ½ of the NE ¼ of section 24, T14N – R3E Penn Twp. Shelby County, IL. Consisting of two Shelby County, IL tax parcels: PIN #'s: 1302-24-00-200-003 (+/- 40 acres); and 1302-24-00-200-004 (+/- 40 acres).



- Highly Productive Class A Soils
- Open Farm Tenancy for 2026
- Online and In Person Public Auction
- Bidders Choice and Privilege

T1: +/- 40.00 Acres; +/- 39.25 tillable acres, 144 PI
The northwest 1/4 of the northeast 1/4 of section 24, T14N- R3E Penn TWP. Shelby County, IL.
PIN: 1302-24-00-200-003 (40.00 Acres)
2024 payable 2025 Real Estate Tax Total = \$2,720.12
\$2,833.85 lime reimbursement due at closing.

T2: +/- 40.00 Acres; +/- 38.28 tillable acres, 144 PI
The northeast 1/4 of the northeast 1/4 of section 24, T14N- R3E Penn TWP. Shelby County, IL.
PIN: 1302-24-00-200-004 (40.00 Acres)
2024 payable 2025 Real Estate Tax Total = \$2,615.88.
\$2,763.80 lime reimbursement due at closing.



Auction Terms and Conditions

Procedure: The property will be offered as 2 tracts, bidders' choice and privilege. The auction will be conducted publicly with online bidding available for pre-registered online bidders. The bidding shall remain open until the auctioneer announces the bidding is closed.

SALE IS SUBJECT TO SELLER'S CONFIRMATION.
BIDDING IS NOT CONDITIONAL UPON FINANCING.

Online Bidding Procedure: Online bidding registration must be completed within 24 hours prior to the time of the auction. The online bidding opens Wednesday, November 12th, 2025, at 10:00 AM. All bidding ends Wednesday, November 12th, 2025, at the end of live the event. All bids on the tracts will be visible online, the identity of the bidders is confidential. To Register and Bid on this Auction, go to: WWW.AGEXCHANGE.COM

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute 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: Buyer shall receive a tax credit from seller at closing for the 2025 real estate tax due and payable in 2026 in the amount of: **T1:** \$2,720.12; **T2:** \$2,615.88.
The buyer shall be responsible for paying 100% of the 2025 real estate tax when due.

Survey: A new survey shall not be provided, and the sale is not subject to a survey. Property will be sold per deeded acre.

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: Davis Family Living Trust

Area Symbol: IL173, Soil Area Version: 21T1 Soil Graph144 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
**152A	Drummer silty clay loam, 0 to 2 percent slopes	36.06	92.2%		**195	**63	**73	**144	82	81	68	74
154	Flanagan silt loam	3.04	7.8%		194	63	77	144	89	89	81	70
Weighted Average					194.9	63	73.3	144	*n 82.5	*n 81.6	*n 69	*n 73.7

Area Symbol: IL139, Soil Area Version: 19Area Symbol: IL173, Soil Area Version: 21T2 Soil Graph144 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
**152A	Drummer silty clay loam, 0 to 2 percent slopes	34.19	88.9%		**195	**63	**73	**144	82	81	68	74
154	Flanagan silt loam	4.25	11.1%		194	63	77	144	89	89	81	70
Weighted Average					194.9	63	73.4	144	*n 82.8	*n 81.9	*n 69.4	*n 73.6

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