



27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Wednesday, November 12th • 3:00 pm (CST)

Auction will be held at the
Golden Years Club in Brownstown, IL



FARMLAND AUCTION

± **140** acres
Offered in
2 Tracts

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FARMLAND AUCTION

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- 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 20 and 29
Sefton TWP., Fayette County, IL**

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Auction Date:

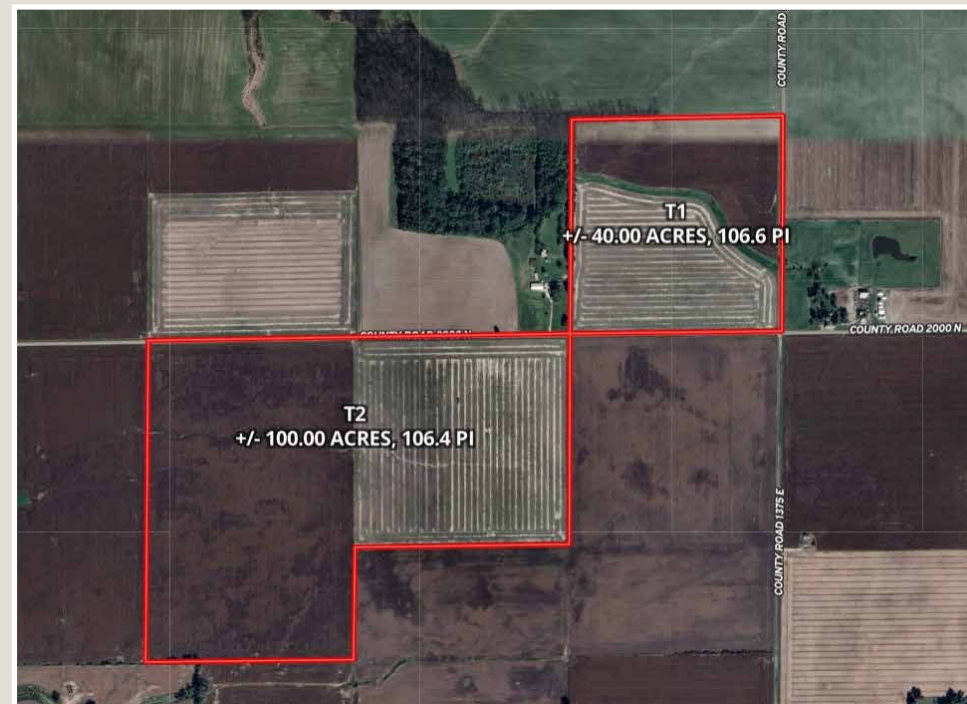
Wednesday, November 12th, 3:00 pm (CST)

Auction Location:

Golden Years Club
622 N 1550 St, Brownstown, IL 62418

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 3:00 pm. 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



T1: +/- 40.00 Acres

+/- 38.76 tillable acres, 106.6 PI
SW ¼ of the SE ¼, of section 20,
T7N- R2E Sefton Twp., Fayette County, IL.
PIN: 14-11-20-400-003
2024 payable 2025 Real Estate Tax =
\$925.86

T2: +/- 100.00 Acres

+/- 97.14 tillable acres, 106.4 PI
Part of the NW ¼ of section 29,
T17N- R2E Sefton TWP., Fayette County, IL.
PIN # 14-11-29-100-001
2024 payable 2025 Real Estate Tax =
\$2,520.28

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 3:00 PM. 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

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Ag Exchange reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Ag Exchange shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Ag Exchange.

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 31 days after the auction day, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before Friday, December 12th, 2025.

Possession: Possession will be given at closing subject to the 2025 farm tenancy. Open farm tenancy for 2026 crop year.

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: 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: \$925.86; T2: \$2,520.28

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.

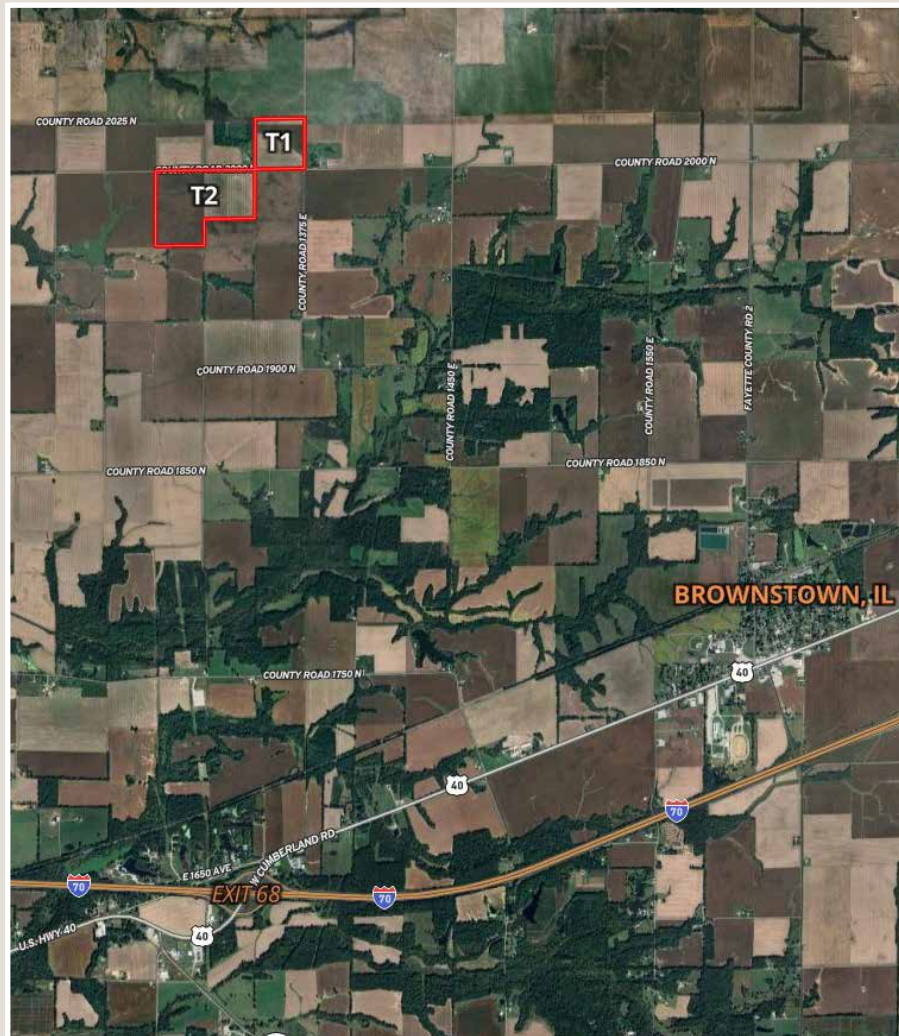
Seller: Kevin E Miller and Carol D Miller

Directions to the farm tracts from Brownstown IL.
Drive 2 miles north on the Fayette County Road #2, turn west on County Road 2000 for 2.25 miles. Look for signs

+/- 140 Acres located in part of section 20 and section 29, Sefton Twp., Fayette County, IL.

Fayette County, IL tax parcels:
14-11-20-400-003 (+/- 40 acres)
14-11-29-100-001 (+/- 100 acres).

- **Open Farm Tenancy for 2026**
- **Online and In Person Public Auction**
- **Bidders Choice and Privilege**



Travis Selby

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Ag Exchange
We know farms. We sell farms.

Stephanie Spiros

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