

Mettam Farm
+/- 546.72 Acres, 7 Tracts
Young America Twp. Edgar County, IL
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FARMLAND AUCTION

+/- 546.72 acres, 7 Tracts
Young American twp. Edgar County, IL.

Auction Time & Date:

10 AM, Tuesday, November 18th

In person public auction.

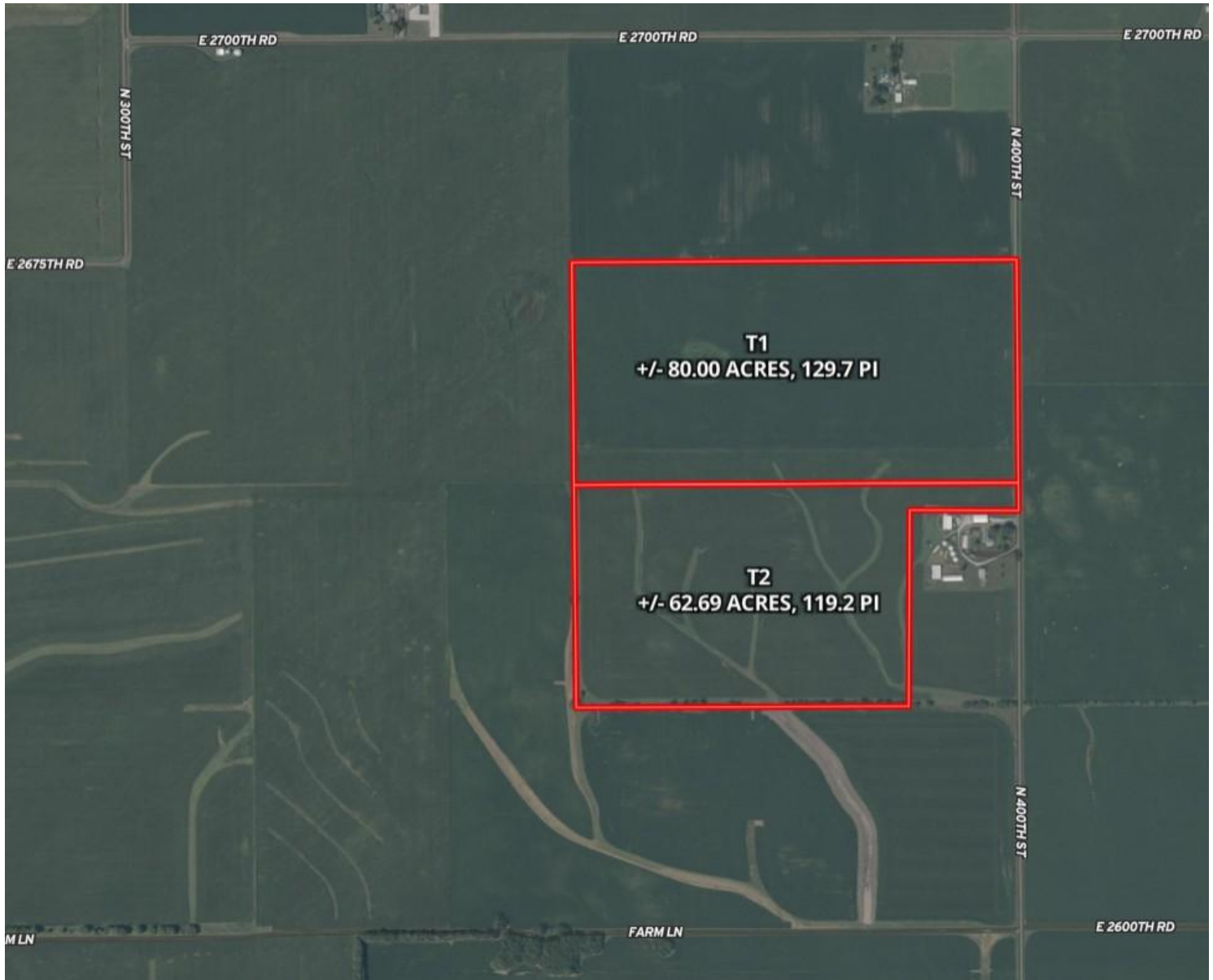
Online bidding available.

Auction Location:

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



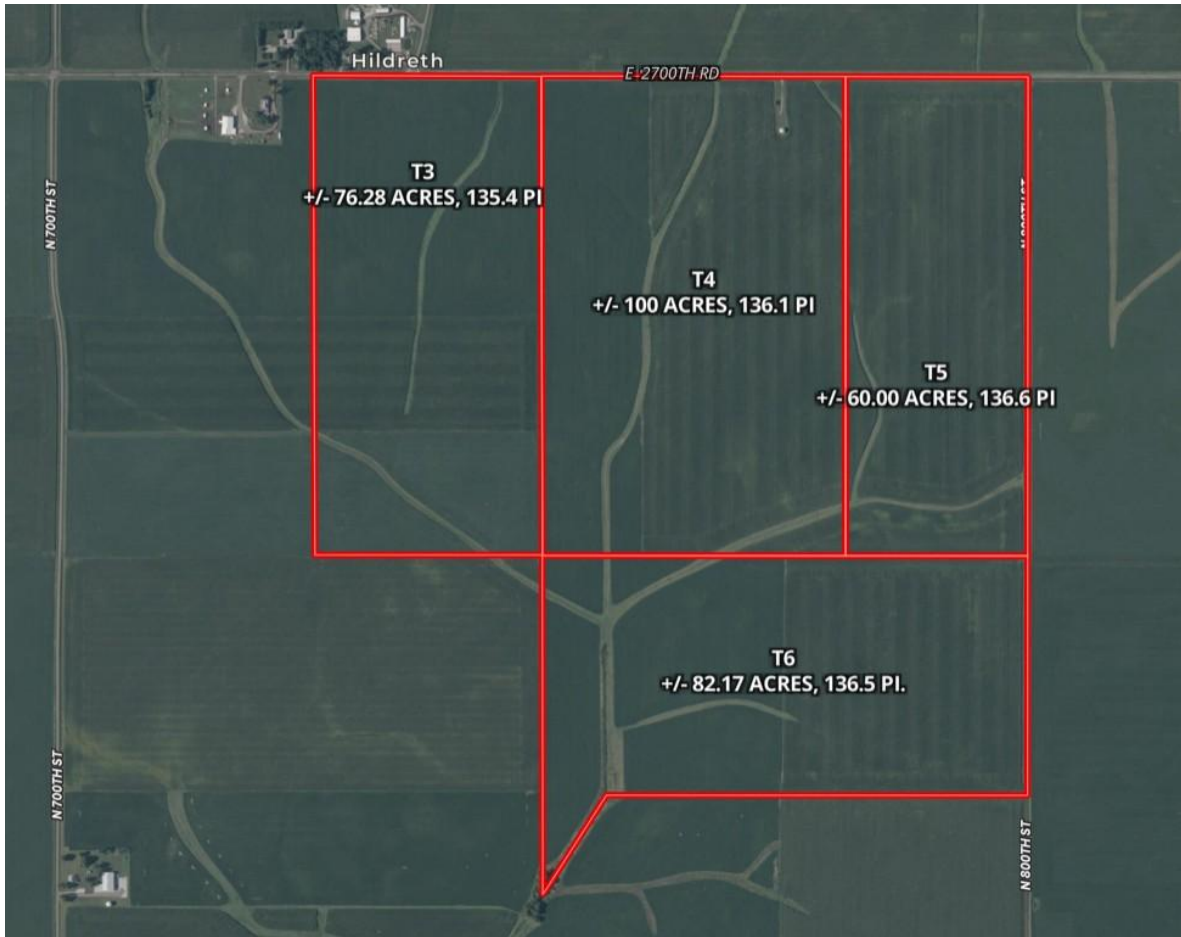
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T1: +/- 80.00 acres in total, +/- 79.08 tillable acres, 129.7 PI
and .09 CRP acres paying \$26.53 annually, expiring the fall of 2034.
The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of section 11, T16N-R14W Young America twp. Edgar County, IL.
PIN: 15-01-11-200-003
2024 payable 2025 real estate tax: \$2,998.56 = \$37.48 per acre tax.

T2: +/- 62.69 acres in total +/- 58.31 tillable acres, 119.2 PI,
and +/- 3.81 acres CRP paying \$1,123.34 annually, expiring 2034.
Part of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of section 11, T16N – R14W, Young America twp. Edgar County, IL.
PIN: 15-01-11-400-009 (62.69 Acres)
2024 payable 2025 real estate tax: \$1,740.10 = \$27.27 per acre tax.

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T3: +/- 76.28 acres in total, +/- 73.40 tillable acres, 135.4 PI

Part of the E ½ of the NW ¼ of section 9, T16N – R13W, Young America twp. Edgar County, IL.

Part of PIN: 15-02-09-100-008 and others.

2024 payable 2025 real estate tax: \$2,924.58 = \$38.34 per acre, estimated tax.

Legal description to be determined by final plat of survey.

T4: +/- 100 acres in total, +/- 96.00 tillable acres, 136.1 PI.

Part of the NE ¼ of section 9, T16N – R13W, Young America twp. Edgar County, IL.

PIN: 15-02-09-200-001 (100 Acres)

2024 payable 2025 real estate tax: \$4,483.74 = \$44.84 per acre tax.

T5: +/- 60.00 acres in total, +/- 59.23 tillable acres, 136.6 PI.

Part of the E ½ of the NE ¼ of section 9, T16N – R13W Young America twp. Edgar County, IL.

PIN: 15-02-09-200-002 (60 acres).

2024 payable 2025 real estate tax: \$2,763.80 = \$46.06 per acre tax.

T6: +/- 82.17 acres in total, +/- 77.07 tillable acres, 136.5 PI.

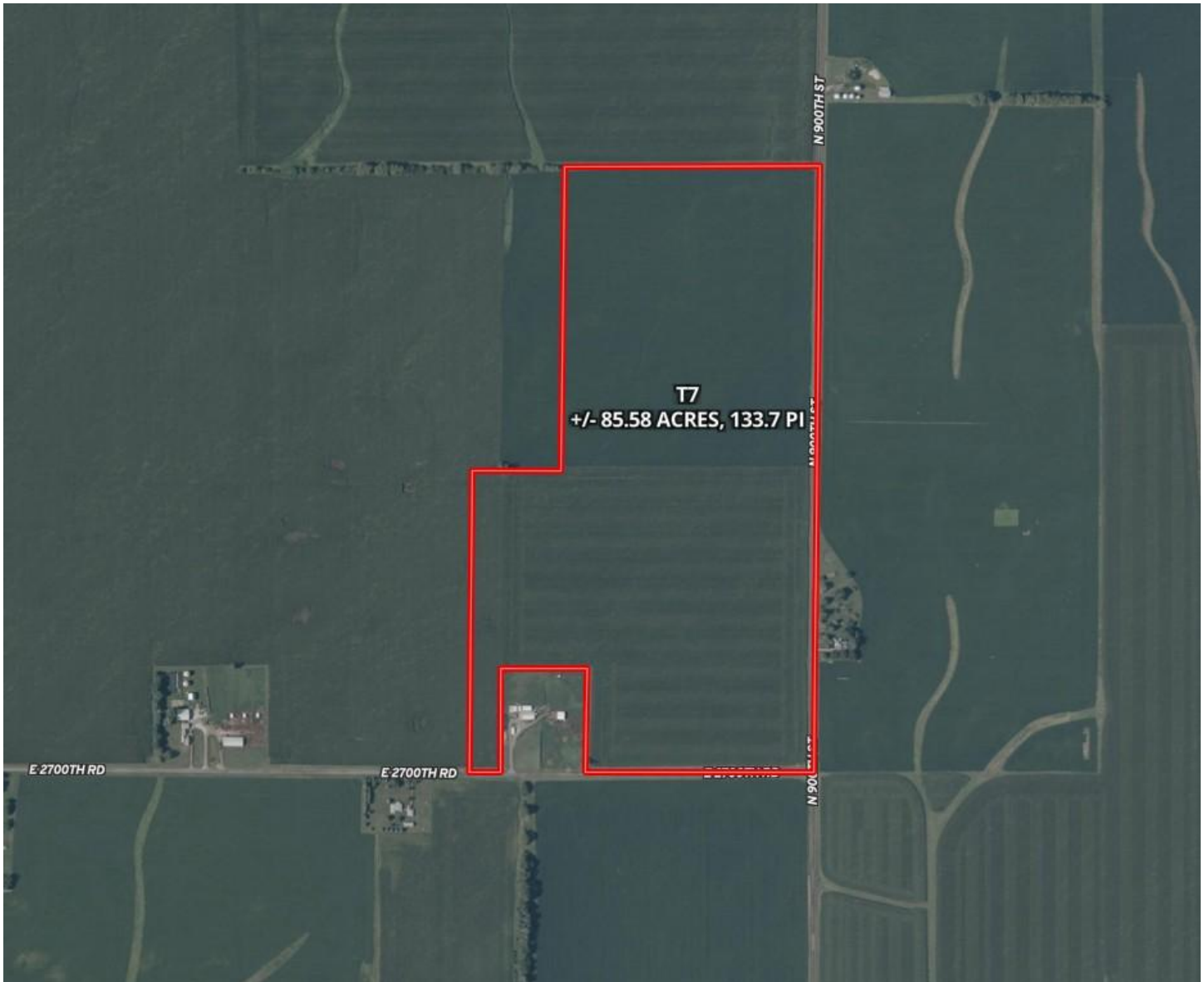
.50 CRP acres paying \$150.00 annually, expiring the fall of 2034.

Part of section 9, T16N – R13W, Young America twp. Edgar County, IL.

PIN: 15-02-09-400-001 (82.17 Acres)

2024 payable 2025 real estate tax: \$3,651.56 = \$44.44 per acre tax.

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T7: +/- 85.58 acres in total, +/- 84 Tillable acres, 133.7 PI.

Part of section the SE ¼ of section 3, T16N- R13W, Young American twp. Edgar County, IL.

15-02-03-200-003, (4 Acres), 2024 payable 2025 real estate tax: \$230.84.

15-02-03-400-003 (81.58 Acres) 2024 payable 2025 real estate tax: \$3,292.00.

\$3,522.84 real estate tax total = \$41.16 per acre tax.

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Auction Terms and Conditions

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Procedure: The farm will be offered at public auction using the choice and privilege method of bidding. Bidding shall remain open until the auctioneer announces the bidding is closed.

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 Thursday December 18th, 2025.

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

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: \$2,998.56; **T2:** \$1,740.10; **T3:** \$2,924.58; **T4:** \$4,483.74; **T5:** \$2,763.80; **T6:** \$3,651.56; **T7:** \$3,522.84

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.

Sellers: Janet Mettam Siegfried, Gracie Mettam Ayers, and Julia Mettam Pickard