

NI EWOLD TRUST FARM

ONLINE FARMLAND AUCTION

MURDOCK TWP, DOUGLAS COUNTY, IL



Online Only: Bidding Closes Tuesday November 11th at 6:00pm

160.00 +/- Taxable Acres Offered as a Single Tract
Murdock Township, Douglas County, IL
For more information visit **BlackPrairieAg.com**



Kinser P. Wargel, Broker
Online Auction Coordinator
1060 State Route 54 W.
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(217) 619-3673
Kinser@blackprairieag.com



Black Prairie Ag – Personal Service That Yields

BLACK PRAIRIE AG TEAM

Company Overview

Black Prairie Ag Services, Inc., is a full-service farm management, real estate and consulting company of strong repute: offering honesty and integrity along with a high level of ag and management expertise. Add to that personal service, and client needs will be *more than met*. The company's tone is set by Owner Thomas C. Wargel, who launched Black Prairie Ag Services, Inc., in 2002. Black Prairie Ag now serves clients throughout the United States, specializing in the management and sale of Central and Southern Illinois farmland.



Thomas C. Wargel, President / Managing Broker

Thomas was raised on a Southern Illinois grain and livestock farm and has been managing and selling farmland since 1990. He has productively managed farmland for hundreds of clients and helped guide the successful sale of thousands of acres of farmland. Thomas holds a B.S. in Agricultural Business from the University of Illinois. He became a licensed real estate broker in 2002, having served as a licensed real estate salesman since 1991. Thomas has maintained his status as an Accredited Farm Manager, recognized by the American Society of Farm Managers and Rural Appraisers, since 1995.

Kinser P. Wargel, Farm Manager / Broker

Born and raised in central Illinois, Kinser has been involved in agriculture from an early age. He earned a B.S. in Agricultural Business from the University of Illinois in 2023 and has been working as a farm manager and real estate broker since. Kinser spent the first three years of his career in agricultural real estate focusing on online auction coordination. He is in the process of earning the status of Accredited Farm Manager through the American Society of Farm Managers and Rural Appraisers. He also is a graduate of Leadership Springfield through the Springfield, IL Chamber of Commerce.

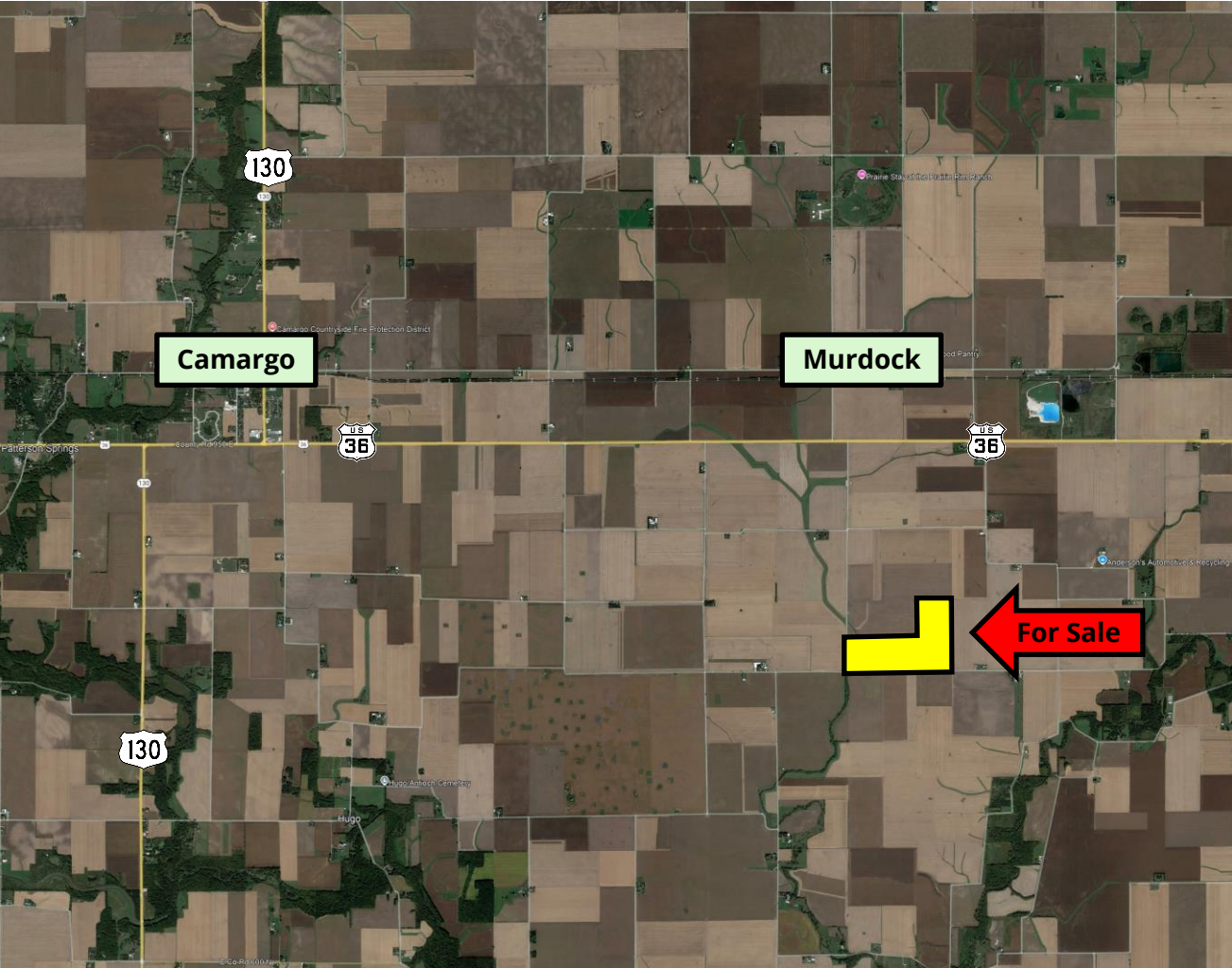


PROPERTY OVERVIEW

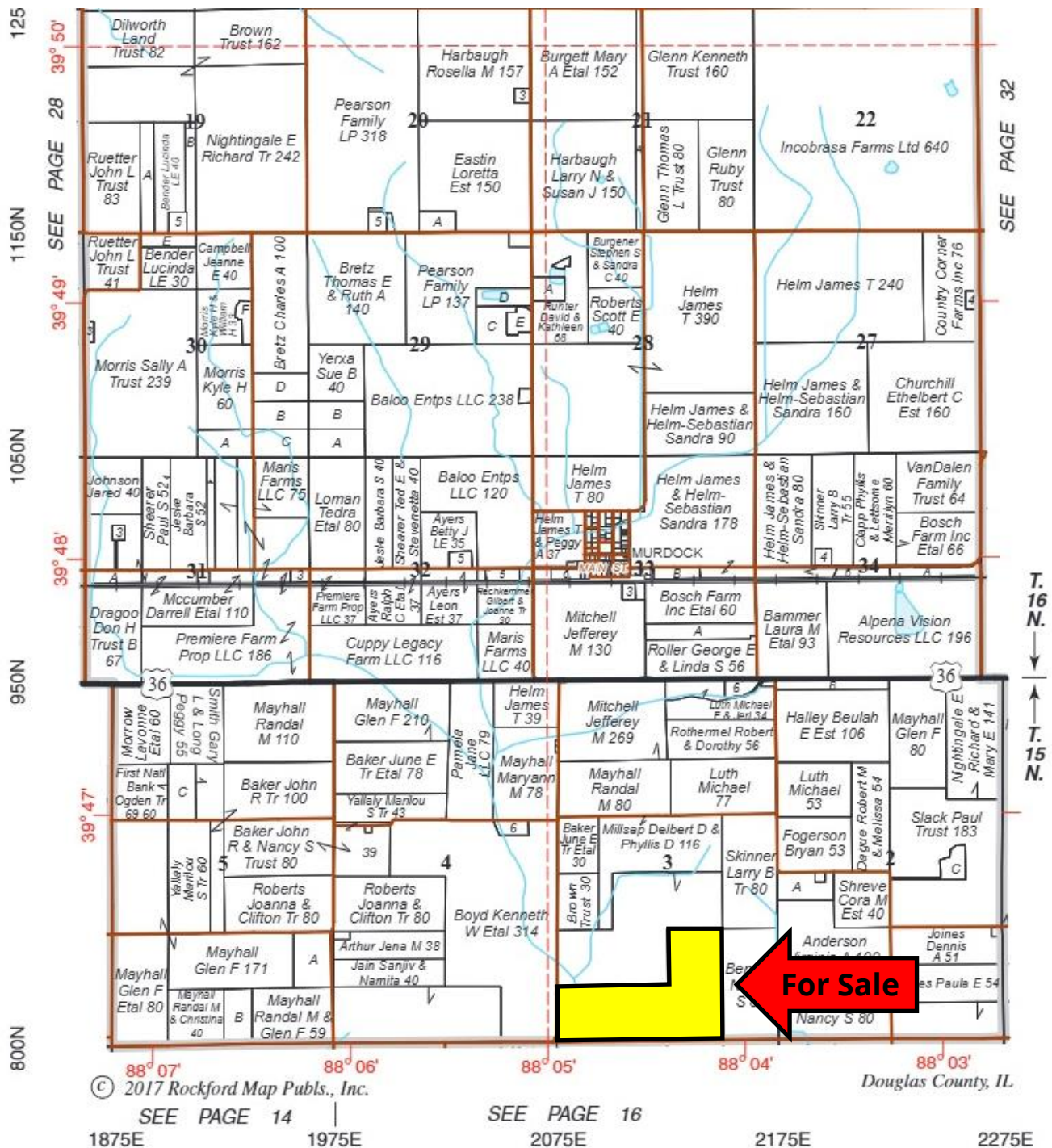
Real Estate Tax Data

The Niewold Trust Farm is being sold via real estate tax acres. Tax information is from the Douglas County Assessor's Office.

PIN NO.	ACRES	TAXES	TAXES/ACRE
06-10-03-400-001	80.00	\$ 2,696.42	\$ 33.71
06-10-03-300-002	80.00	\$ 2,762.30	\$ 34.53
TOTAL	160.00	\$ 5,458.72	\$ 34.12



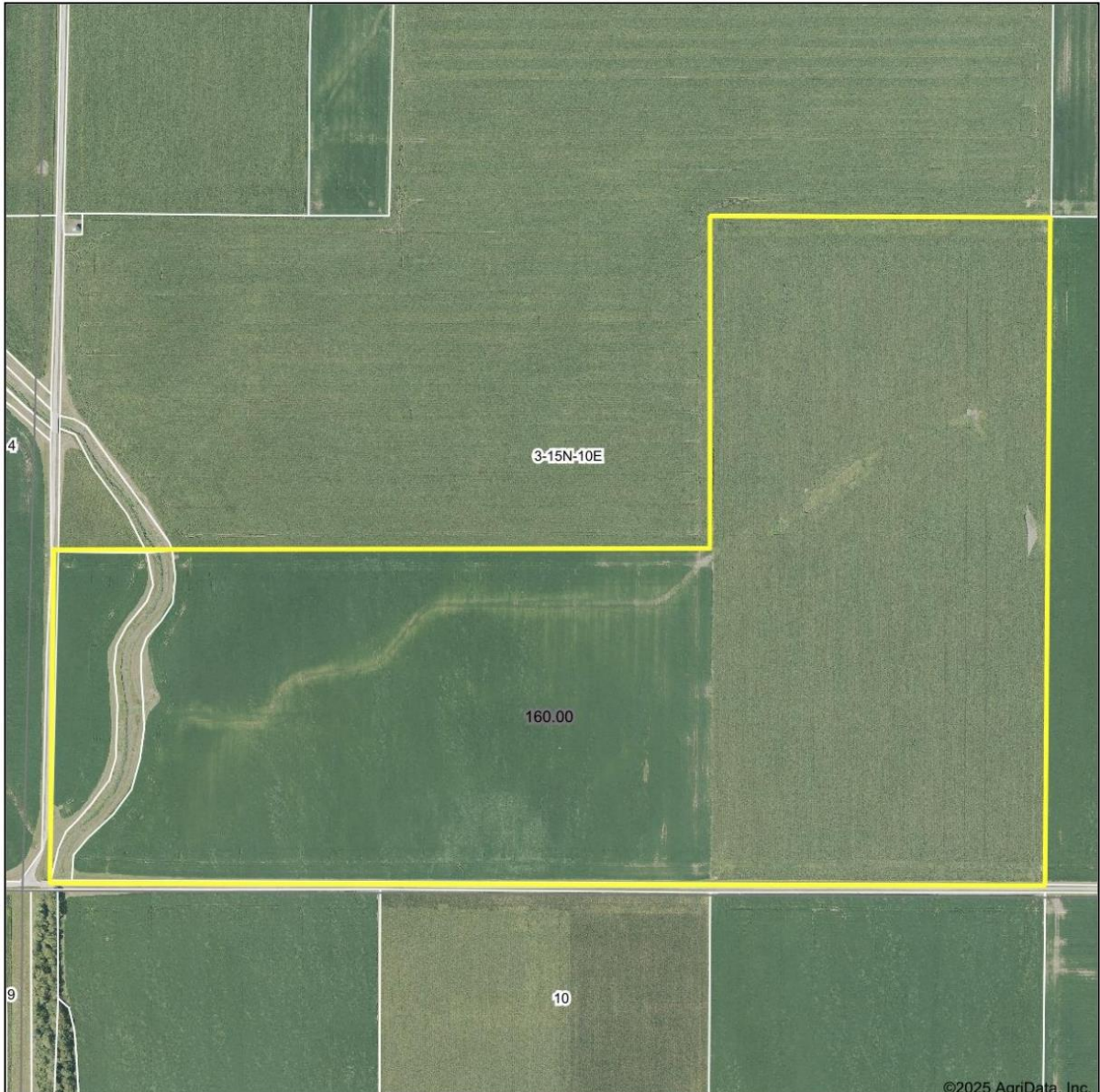
Murdock Township, Douglas County, IL



AERIAL MAP

160.00

+/- Taxable Acres • Douglas County, IL



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Boundary Center: 39° 46' 20.02, -88° 4' 31.88

0ft 617ft 1234ft



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

3-15N-10E
Douglas County
Illinois



9/15/2025

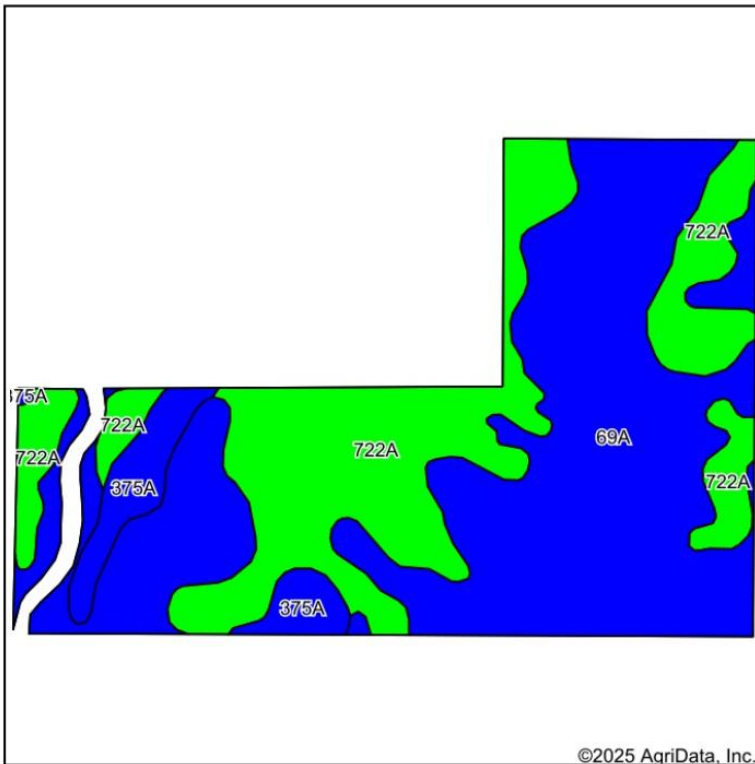
SOIL MAP

156.10

FSA Tillable Acres • Douglas County, IL

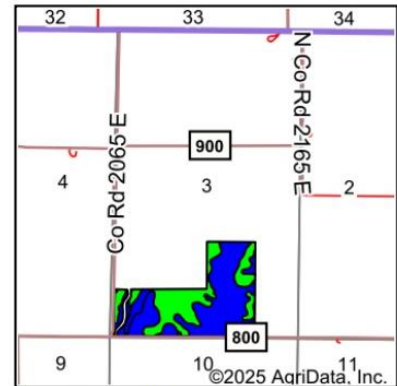
132.0

Productivity Index



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Soils data provided by USDA and NRCS.



State: Illinois
County: Douglas
Location: 3-15N-10E
Township: Murdock
Acres: 156.1
Date: 9/16/2025



Maps Provided By:



Area Symbol: IL041, Soil Area Version: 22													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**69A	Milford silty clay loam, 0 to 2 percent slopes	89.53	57.4%		FAV	**171	**57	**68	**88	0	**6.00	**128	68
**722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	57.13	36.6%		FAV	**186	**61	**71	**96	0	**6.00	**138	71
375A	Rutland silt loam, 0 to 2 percent slopes	9.44	6.0%		FAV	180	58	71	97	0	6.00	133	61
Weighted Average						177	58.5	69.3	91.5	*-	6	132	*n 68.7



GENERAL TERMS

SALE PROPERTY

Black Prairie Ag Services, Inc., is pleased to offer 160.00 +/- taxable acres via online auction with **bidding concluding on Tuesday November 11th at 6:00p.m.** The property is being offered as a single tract consisting of 160.00 +/- taxable acres in Murdock Township, Douglas County, IL.

PROCEDURE OF SALE

The method of sale for this auction is an Online-Only Timed Auction. Registered bidders will be able to place a bid at any time before the **auction closes on Tuesday November 11th at 6:00p.m.** Each bid after 6:00p.m. extends the auction until no more bids are cast within the allotted time.

DOWN PAYMENT

Upon acceptance of an offer, the buyer shall be required to enter into a written purchase agreement and submit 10% earnest money by personal check, cashier's check or bank wire.

CLOSING

Closing shall occur on or before December 10th, 2025, at First Illinois Title Group LLC at 100 S. Water St., Decatur, IL, 62523.

REAL ESTATE TAXES

Buyer will receive a credit at closing for the 2025 real estate taxes payable in 2026. The buyer shall then be responsible for the payment of said taxes.

POSSESSION

Possession will be granted at closing. The farm lease is open for the 2026 crop year. **Access will be granted after the 2025 crop is harvested and the 10% earnest money is received for the buyer or buyer's tenant to prepare for the 2026 crop year.**

MINERALS

The owner's interest in mineral rights, if any, will be included with the sale of the property.

EASEMENTS

This property sells subject to any and all easements of record and easements will be conveyed with the property.

REIMBURSEMENTS DUE

There are no reimbursements due as part of this transaction.

CONFIRMATION OF BIDS

This is not an absolute auction, and the Sellers' confirmation of the winning bid is required prior to the execution of the purchase agreement. Sellers reserve the right to reject any and all bids. Confirmation of bids / Seller approval will be done after the auction has concluded.

AGENCY

Black Prairie Ag Services, Inc., its brokers and representatives, are the agent of the Sellers only.

DISCLAIMER

The information in this brochure is considered to be accurate; however, the information is subject to verification. No liability for errors or omissions is assumed. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or Black Prairie Ag Services, Inc. The information contained in the supporting literature 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 or Black Prairie Ag Services, Inc. Each potential buyer is responsible for conducting their own independent inspections, investigations, and all due diligence concerning the property and do so at their own risk. Neither the Seller nor Black Prairie Ag Services, Inc., are warranting any specific zoning classification, location of utilities, nor warranting or representing as to fitness for a particular use, access, or physical or environmental condition. Diagrams and dimensions in the marketing literature are approximate. All information contained in any related materials is subject to the terms and conditions of sale outlined in the purchase contract. Announcements made over online bidding platform take precedence over all printed material.



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