

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

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Thursday, February 8th • 2 pm (CST)

Auction will be held at the
Turtle Run Banquet Center
in Danville, IL



FARMLAND AUCTION

±44.25
acres Offered in
4 Tracts

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Permit No. 234

Thursday, February 8th • 2 pm (CST)

FARMLAND AUCTION

±44.25 **acres**
Offered in 4 Tracts

- Highly Productive Tillable Land
- 72' x 54' Machine Shed with Electricity and Well
- Woods / Potential Pasture / Tillable Land
- Multi Parcel Bidding. Bid on Individual Tracts or Any Combination of Tracts

Live in Person Public Auction with Online Bidding!

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Located in Part of Section 20 and 28
Carroll TWP., Vermilion County, IL

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± **44.25** acres
Offered in 4 Tracts

Auction date:

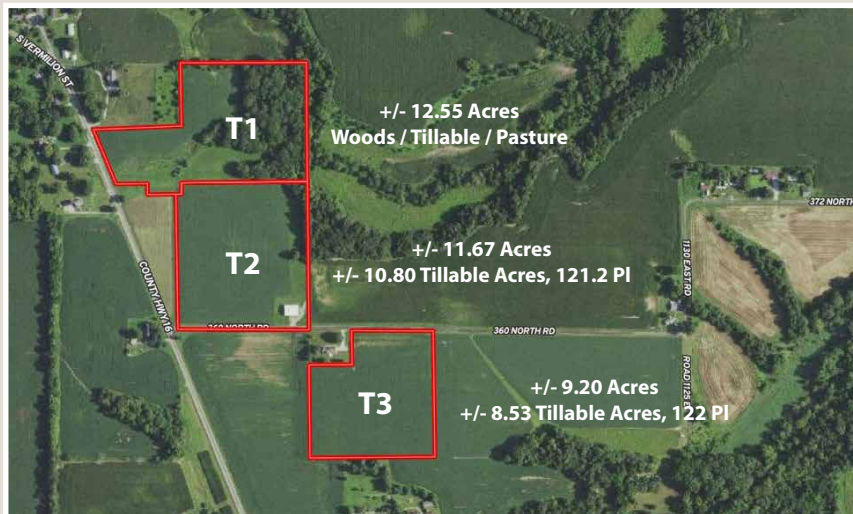
Thursday, February 8th, 2 pm (CST)

Auction location:

Turtle Run Banquet Center
332 E Liberty Ln, Danville, IL 61832



Online Bidding Available: The online pre-bidding begins on Monday, February 5th, 2024, at 8:00 am (CST) closing Thursday, February 8th, 2024, at the close of the live event. To Register and Bid on this Auction, go to: WWW.AGEXCHANGE.COM

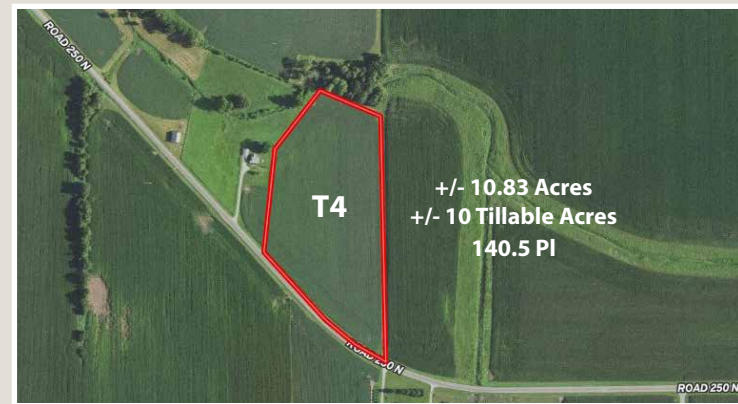


Sale is subject to a 50/50 crop share lease. Buyer will assume the owner's 50% share crop agreement obligation for the 2024 crop year. Crop input cost to be determined, contact auctioneer for information. New Plats of survey available for each tract.

T1: +/- 12.55 Acres; +/- 4.71 tillable acres, +/- 2.04 grass acres, 113 PI, +/- 5.21 acres woods and ditch. Excellent combination of woods and tillable land. Great potential for pasture. Large acreage buiding site. Part of section 20, T17N-R12W, Carroll Twp., Vermilion County, IL. Assessor PIN# 32-20-202-004 and part of 32-20-202-017. Estimated real estate tax: \$168.56

T2: +/- 11.67 Acres consisting of +/- 10.80 tillable acres, 121.2 PI. Well maintained 72' x 54' machine shed with electricity and water well. Part of section 20, T17N-R12W, Carroll Twp., Vermilion County, IL. Split out of Assessor PIN 32-20-202-017. Estimated real estate tax: \$479.46

T3: +/- 9.20 Acres consisting of +/- 8.53 tillable acres, 122 PI. Part of section 20, T17N-R12W, Carroll Twp., Vermilion County, IL. Split out of Assessor PIN 32-20-202-016. Estimated real estate tax: \$372.72



T4: +/- 10.83 Acres consisting of +/- 10.00 tillable acres, 140.5 PI. Tract is subject to an existing farm lane running along the east border of the property. Part of section 28, T17N-R12W, Carroll Twp., Vermilion County, IL. Split out of Assessor PIN 32-28-200-006. Estimated real estate tax: \$693.12

Auction Terms and Conditions

Procedure: The property will be offered as 4 individual tracts and any combination of tracts. The auction will be conducted publicly with online bidding available for pre-registered online bidders. Bidding shall remain open until the auctioneer announces bidding closed

BIDDING IS NOT CONDITIONAL UPON FINANCING.

Online Bidding Procedure: The online pre-bidding begins Monday, February 5th, 2024, at 8:00 am (CST) closing Thursday, February 8th, 2024, at the close of live the event. All bids on the tracts will be visible online, the identity of the bidders is confidential.

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 40 days after auction day, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before March 19th, 2024.

Possession: Possession will be given at closing subject to the 2024 crop lease agreement. Buyer will assume the owner's 50% share crop agreement obligation for the 2024 crop year. Input cost for each tract TBD. Contact auctioneer to discuss inputs.

Survey: New plats of survey for each tract are available for review. Contact the auctioneer for a copy of the plat of survey.

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a deed conveying to the buyer(s). Seller 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 2023 real estate tax due and payable in 2024 in the amount of: T1: \$168.56; T2: \$479.46; T3: \$372.72; T4: \$693.12. The buyer shall be responsible for paying 100% of the 2023 real estate tax due and payable in 2024.

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: Karen Switzer, Althea Ramsbottom, and Bruce Spesard.

Travis Selby
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