LAND AUCTION

182.9±/- Acres, Vermilion County, Illinois
Thursday, March 2, 2017 • 10:00 AM
Potomac Community Building • 310 West State Street • Potomac, Illinois

Highlight Features:
• Good productive soils typical to area
• Good location for road access and to grain markets
• Small wooded area for recreational purposes
• Two tracts to be sold as “Buyers Choice”

Property Location: One mile northeast of Collison, Illinois

Legal Description: The NW 1/4 of the SE 1/4, part of the SW 1/4, and part of the S 1/2 of the NW 1/4 all in Section 25, Township 21 North, Range 13 West of the 2nd PM, situated in Blount Township, Vermilion County, Illinois, containing 182.90 acres more or less

For additional information, please contact:

Brian Neville, AFM, Agent
Danville, Illinois
Office: (217) 442-8003
Cell: (217) 304-4317
BNeville@FarmersNational.com
www.FarmersNational.com/BrianNeville
**Property Description:** Good productive soil types for the area, good location for road access and local grain markets, and small wooded area for recreational purposes.

**Farm Data:**
- **Tract 1**
  - Cropland: 106.2 acres
  - Other: 0.6 acres
  - Total: 106.8 acres

- **Tract 2**
  - Cropland: 62.6 acres
  - Timber: 13.5 acres
  - Total: 76.1 acres

**FSA Information:**

<table>
<thead>
<tr>
<th>Base</th>
<th>Yield</th>
<th>Acres</th>
<th>Yield</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corn</td>
<td>107.0</td>
<td>121</td>
<td>50.7</td>
<td></td>
</tr>
<tr>
<td>Soybeans</td>
<td>60.5</td>
<td>46</td>
<td>13.8</td>
<td></td>
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</tbody>
</table>

CRP: There are currently 3.5+/- acres enrolled in the CRP program, due to expire September 2020. Annual payment of $819.00.

**Taxes:** $1,930.964 or $11.29 per acre

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**Soil Data:**

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>NAME</th>
<th>NON-IRR</th>
<th>PRODUCTIVITY</th>
<th>CORN</th>
<th>BEANS</th>
</tr>
</thead>
<tbody>
<tr>
<td>23A</td>
<td>Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes</td>
<td>Iw</td>
<td>105</td>
<td>139</td>
<td>47</td>
</tr>
<tr>
<td>232A</td>
<td>Ashkum silty clay loam, 0 to 2 percent slopes</td>
<td>Iw</td>
<td>127</td>
<td>170</td>
<td>56</td>
</tr>
<tr>
<td>23B2</td>
<td>Blount silt loam, 2 to 4 percent slopes, eroded</td>
<td>Ile</td>
<td>100</td>
<td>132</td>
<td>45</td>
</tr>
<tr>
<td>530F</td>
<td>Ozaukee silt loam, 20 to 30 percent slopes</td>
<td>Vle</td>
<td>87</td>
<td>120</td>
<td>38</td>
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<tr>
<td>530E2</td>
<td>Ozaukee silt loam, 12 to 20 percent slopes, eroded</td>
<td>Vle</td>
<td>89</td>
<td>123</td>
<td>39</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>113.3</td>
<td>150.7</td>
<td>50.4</td>
</tr>
</tbody>
</table>

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**Imagery Source:** USDA NAIP

**Soil Data Source:** USDA NRCS

**Boundaries Are Approximate**

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**Tract 1 Aerial Photo**

**Tract 1 Soil Map**
Tract 1 Aerial Photo

Tract 1 Soil Map

Tract 2

Tract 1

21N 13W

Sec. 25

Sec. 26

N 870 East Rd

Latitude: 40.2503°N

Longitude: -87.7709°W

Imagery Source: USDA NAIP

Soil Data Source: USDA NRCS

Boundaries Are Approximate

A-18811

Carroll Dukes Trust

Vermilion Co., IL

MAP NON-IRR PRODUCTIVITY CORN BEANS

SYMBOL NAME LCC INDEX YIELD YIELD ACRES

23A Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes IIw 105 139 47 45.2

232A Ashkum silty clay loam, 0 to 2 percent slopes IIw 127 170 56 32.4

TOTAL 114.2 151.9 50.8 77.6

Property Location Map
Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes for 2016 payable in 2017 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

**Conditions:** This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an “AS IS-WHERE IS” basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

**Possession:** Possession will be granted at closing on April 4, 2017 or such other date agreed to by the parties. The sale is subject to the current lease.

**Earnest Payment:** A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier’s check, personal check, or company check. All funds will be deposited and held by Farmers National Company in their trust account or closing agent.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company or closing agent the required earnest payment. The Seller will provide an owner’s policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by both. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on April 4, 2017 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

**Survey:** At the Seller’s option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in multiple tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

**Bidders Choice:** Successful bidder may choose either Tract 1, Tract 2, or both tracts. If both tracts are not chosen then bidding will resume on remaining tract.

**Approval of Bids:** Final sale is subject to the Seller’s approval or rejection.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or “more or less”. Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person’s credentials or fitness to bid.

**Seller:** First MidWest Wealth Management as trustee for the Carroll Dukes Trust

**Auctioneer:** Tim Busby - 441.001416