LAND AUCTION

163 +/- Acres • Edgar County, Illinois
Thursday, April 5, 2018 • 10:00 AM
Edgar County 4-H Building • 317 East Elliott Street • Paris, Illinois
OPEN HOUSE: Saturday, March 17 from 10:00 AM to Noon • 7970 East 500th Street • Paris, Illinois

Highlight Features:
• Offered in Four Individual Tracts
• Good quality tillable land
• Woods for hunting/recreational purposes with building site potential
• Residence with shed and bins

Property Location: From Paris, Illinois, go west on Highway 133 to North 800th Street and turn south. Farm is located at intersection of North 800th Street and East 500th Road.

For additional information, please contact:

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Property Information

Legal Description:
• **Tract 1**: W 1/2, NW 1/4, S36, T13N, R13W
• **Tract 2**: Pt of S 1/2, NE 1/4 South of Road S35 T13N, R13W
• **Tract 3**: Pt of S 1/2, NW 1/4, S35, T13N, R13W, South of Road
• **Tract 4**: 7+/- Acre homesite in SE 1/4, NE 1/4 South of Road, S35, T13N, R13W

Property Description: The Schneider Farm consists of 163 acres in Grandview Township being presented in four individual tracts. The tracts are not being offered in combination. The farm is located about eight miles southwest of Paris. The village of Grandview is located less than one mile west. All four tracts have good road frontage and access. Tracts 2, 3, and 4 will be surveyed to determine actual acreage. The acreages used in this brochure have been estimated from courthouse records and FSA aerial photos. The farmland is being offered lease free for the 2018 crop year.

Improvements: Tract 4 consists of a 7+/- acre home site with a 1,484 sq ft two bedroom home, 36’ x 56’ pole building, two grain bins and small shed. There is about 1.5 acres tillable and small walnut grove. Home site is leased until June 30, 2018.

Taxes:
• **Tract 1**: $1,034.28
• **Tract 2 and 4**: $1,785.60
• **Tract 3**: $199.74

Farm Data:
• **Tract 1**
  - Cropland: 77.13 acres
  - CRP: 2.80 acres
  - Roads/Non-crop: .07 acres
  - Total: 80.00 acres
• **Tract 2**
  - Cropland: 34.30 acres
  - CRP: 1.90 acres
  - Roads/Non-crop: 2.80 acres
  - Total: 39.00 acres
• **Tract 3**
  - Cropland: 10.35 acres
  - Woods: 26.15 acres
  - Roads/Non-crop: .50 acres
  - Total: 37.00 acres
• **Tract 4**
  - Building Site: 7.00 acres

FSA Information (combined):
• **Tracts 1, 2, and 3**
  - Base Cornd: 118.10 acres
  - Yield: 115 bushels

CRP: A total of 4.7+/- acres are enrolled in a CRP contract, due to expire September 2020. Annual payment of $219.05 per acre.

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MAP PRODUCTIVITY CORN BEANS
SYMBOL NAME INDEX YIELD INDEX YIELD ACRES
291B Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes 117 160 50 68.9
481A Raub silt loam, non-densic substratum, 0 to 2 percent slopes 134 183 58 10.5
618D2 Senachwine silt loam, 10 to 18 percent slopes, eroded 95 130 42 0.2
618C2 Senachwine silt loam, 5 to 10 percent slopes, eroded 100 136 44 0.1
TOTAL 119.2 163.0 51.0 79.7
MAP PRODUCTIVITY CORN BEANS
SYMBOL  NAME |
--------- |--------|
618C2  Senachwine silt loam, 5 to 10 percent slopes, eroded |
134C2  Camden silt loam, 5 to 10 percent slopes, eroded |
134B  Camden silt loam, 2 to 5 percent slopes |
291B  Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes |
3424A  Shoals silt loam, 0 to 2 percent slopes, frequently flooded |
8665A  Stonelick fine sandy loam, 0 to 2 percent slopes, occasionally flooded |
618D2  Senachwine silt loam, 10 to 18 percent slopes, eroded |

TOTAL 110.5 152.1 47.4 36.2

MAP PRODUCTIVITY CORN BEANS
SYMBOL  NAME |
--------- |--------|
3424A  Shoals silt loam, 0 to 2 percent slopes, frequently flooded |
322B  Russell silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes |
618F  Senachwine silt loam, 18 to 35 percent slopes |
134B  Camden silt loam, 2 to 5 percent slopes |
8665A  Stonelick fine sandy loam, 0 to 2 percent slopes, occasionally flooded |
618D2  Senachwine silt loam, 5 to 10 percent slopes, eroded |

TOTAL 114.3 156.9 49.4 36.8
Minerals: All mineral interests owned by the Seller, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2017 payable in 2018 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 on May 5, 2018, or such other date agreed to by the parties.

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

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with closing company 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 paid equally by Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on May 5, 2018, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in 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 survey costs. 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 as four individual 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.

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: Schneider Heirs: Donna Garver, John Schneider, and Elizabeth Chervinko

Auctioneer: Tucker Wood