

ONLINE AUCTION

115.64+/- Acres, Peoria and Marshall Counties, Illinois

Property Showing: February 5, 19, and 26 from 10:00 AM to 2:00 PM

Call for Appointment!

Highlights:

- Well-maintained two-story home
- Productive soils with mostly level acres
- Good all-weather road frontage
- 2022 farm lease available



L-2200129

Online bidding starts Tuesday, February 22, 2022, at 8:00 AM. Bidding closes Tuesday, March 1, 2022, at 10:00 AM.

To Register and Bid on this Auction, go to:
www.FNCBid.com

For additional information, please contact:

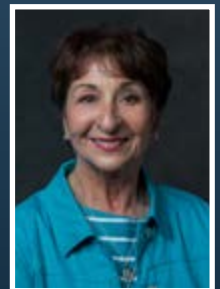
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Property Information

Property Location: From Chillicothe, take Truit Road west to Blue Ridge Road, turn north. Follow Blue Ridge Road north into North Hampton Road, go approximately three and a half miles and the property will be on the west side.

Legal Description: 79.87 Acres, located in Sections 1 and 2 of Hallock Township, Township 11 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois; and 36.88 acres located in Section 36 of LaPrairie Township, Township 12 North, Range 8 East of the Fourth Principal Meridian, Marshall County, Illinois. Survey to be completed.

Property Description: This beautiful property is located on the border of the southwest corner of Marshall County and the northeast corner of Peoria County and offers the perfect combination with something for everyone. The property has great all-weather road frontage on North Hampton Road. This spacious two-story home offers a nice layout with wonderful original natural woodwork and floors. The home has picturesque views overlooking the open tillable field while still seeing the mature woods. The perfect site to see all the wildlife including an abundance of deer and turkey. The tillable land is highly productive with good drainage and easy access. The woods are full of mature trees, which are great for hunting while providing privacy for the home.

Improvements: The farm is improved with a wood-frame, two-story dwelling built in 1910. It has seven rooms, four bedrooms and one and one-half baths with 1,456 square feet and a 620 square-foot basement. The main floor has a remodeled kitchen, dining room, living room, one bedroom and half bath. The second floor has three bedrooms and a full bath. According to the owners, the house has recently been repainted and a new roof installed. The wood-frame garage measures 26' x 22' and has also been painted and the roof repaired. There is an old wood-frame barn which measures 36' x 29'. The other buildings include a 24' x 40' machine shed which has a half concrete floor, and a 27' x 32' remodeled corn crib for grain storage.

Farm Data:

Cropland	51.30 acres
Non-crop	.96 acres
Timber	56.50 acres
Lots and Lane	<u>6.87 acres</u>
Total	115.63 acres

FSA Information:

Crop	Base	Yield ARC-CO
Corn	26.2 acres	135 bushels
Soybeans	25.1 acres	42 bushels

Actual Yields:
2020 Corn: 200 bushels per acre
2020 Soybeans: 50 bushels per acre

2021 Taxes: \$3,799.88



Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
3304B	Landes loam, 2 to 5 percent slopes, frequently flooded	35.56	30.69	99	63	3w
883F	Senachwine-Hennepin loams, 18 to 35 percent slopes	19.73	17.03	72	14	6e
24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	10.52	9.08	113	76	3e
857G	Strawn-Hennepin loams, 35 to 60 percent slopes	9.28	8.01	45	15	7e
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	9.22	7.96	0	88	3w
233B	Birkbeck silt loam, 2 to 5 percent slopes	8.96	7.73	121	85	2e
883G	Senachwine-Hennepin loams, 35 to 60 percent slopes	3.81	3.29	48	14	7e
279B	Rozetta silt loam, 2 to 5 percent slopes	3.26	2.81	119	89	2e
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	2.91	2.51	136	76	2w
280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	2.89	2.49	0	86	3e
243B	St. Charles silt loam, 2 to 5 percent slopes	2.75	2.37	121	93	2e
7037B	Worthen silt loam, 2 to 5 percent slopes, rarely flooded	2.57	2.22	141	95	2e
25G	Hennepin loam, 35 to 60 percent slopes	1.99	1.72	40	14	7e
243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	1.68	1.45	113	87	3e
8073A	Ross silt loam, 0 to 2 percent slopes, occasionally flooded	0.26	0.22	134	86	2w
279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	0.22	0.19	112	85	3e
19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	0.15	0.13	95	77	4e
3028A	Jules silt loam, 0 to 2 percent slopes, frequently flooded	0.12	0.1	122	72	2w
TOTALS		115.88(*)	100%	83.28	56.75	3.85

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Online Auction Terms

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

Taxes: Real estate taxes for 2021 payable 2022 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, and restrictions of record. 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 5, 2022 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of wired funds. All funds will be deposited and held by Title Company the closing agent.

Contract and Title: Upon ending of auction, the high bidder(s) will enter into a real estate contract and deposit with Title Company the 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 parties. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on April 5, 2022, 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 Title Company the closing agent.

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: Offered in one individual tract. All bids are open for advancement **starting Tuesday, February 22, 2022, at 8:00 AM until Tuesday, March 1, 2022, at 10:00 AM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within three minutes of the auction ending will automatically extend the auction for three minutes from the

time the bid is placed. The auto-extend feature remains active until no further bids are placed within the three minute time frame. All decisions of Farmers National Company 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 make 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". Farmers National Company and the 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(s): Donald Noyce and Patty Doherty

Auctioneer: Tucker Wood, 441-001382

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All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company 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 Farmers National Company.

Note: Call for appointments! February 5, 19, and 26 from 10:00 AM to 2:00 PM. In case of inclement weather, call at least one day prior to schedule.