

# ONLINE VIRTUAL AUCTION

**40+/- Acres, Edgar County, Illinois**  
**Wednesday, February 16, 2022 • 10:00 AM**

## Highlights:

- Extremely high Class A farm
- Good hard road frontage
- 100% tillable

L-2200161

Pre-bidding starts Wednesday, February 9, 2022, at 8:00 AM.

Bidding closes Wednesday, February 16, 2022, at the conclusion of the live broadcast.

To Register and Bid on this Auction, go to:

[www.FNCBid.com](http://www.FNCBid.com)



Serving America's Landowners Since 1929

[www.FarmersNational.com](http://www.FarmersNational.com)



For additional information, please contact:

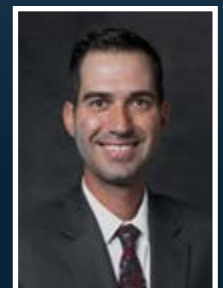
**Tucker Wood, Agent/Auctioneer**

Arcola, Illinois

Cell: (217) 822-2386

[TWood@FarmersNational.com](mailto:TWood@FarmersNational.com)

[www.FarmersNational.com/TuckerWood](http://www.FarmersNational.com/TuckerWood)



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations  
Oil, Gas, and Renewable Energy Management • Forest Resource Management • Hunting Lease Network • FNC Ag Stock

# Property Information

**Property Location:** From Chrisman, go north on Highway 1 approximately three miles to 2650 N, turn east and travel one and a half miles to the intersection of 2650 N and 1750 E. The property is on the southeast corner of the intersection.

**Legal Description:** Section 7, Township 16, Range 11, NW SE 40 acres

**Property Description:** This well maintained 40 acres offers a rare opportunity to purchase an excellent high Class-A farm in northern Edgar County.

**Farm Data:**  
Cropland 40 acres

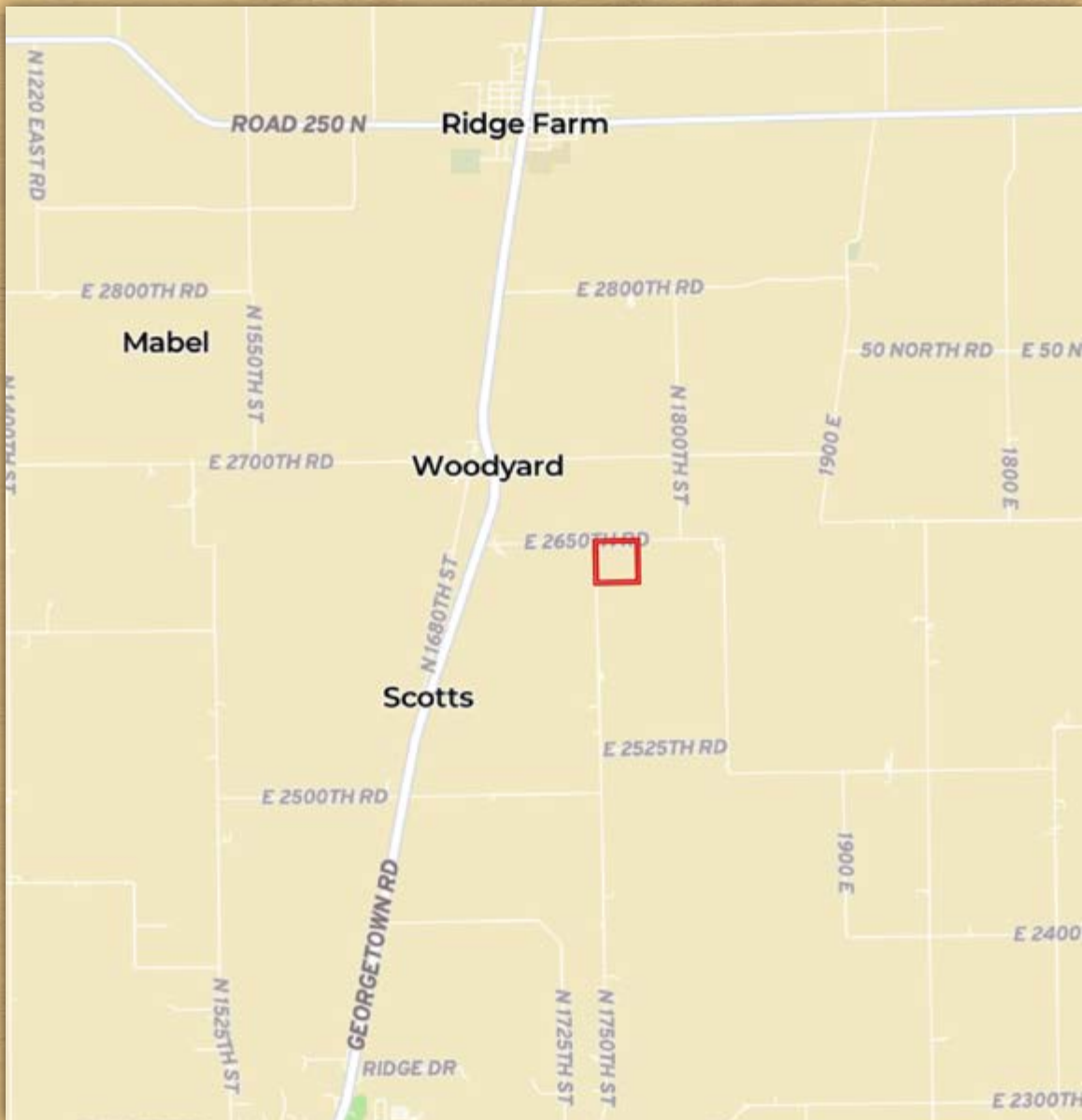
**FSA Information:**

| Crop     | Base        | Yield       |
|----------|-------------|-------------|
| Corn     | 88.80 acres | 142 bushels |
| Soybeans | 29.60 acres | 46 bushels  |

*(Reflects larger tract and will be split by FSA when sold)*

**2021 Taxes:** \$1,965.92

Property Location Map



**Aerial Map**



**Soil Map**



| SOIL CODE | SOIL DESCRIPTION                               | ACRES   | %     | PI     | NCCPI | CAP  |
|-----------|--|---------|-------|--------|-------|------|
| 152A      | Drummer silty clay loam, 0 to 2 percent slopes | 34.17   | 84.79 | 144    | 83    | 2w   |
| 198A      | Elburn silt loam, 0 to 2 percent slopes        | 6.13    | 15.21 | 143    | 91    | 1    |
| TOTALS    |  | 40.3(*) | 100%  | 143.85 | 84.22 | 1.85 |

(\*) 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 March 16, 2022 or such other date agreed to by the parties. Subject to current lease. The current tenant will remain on for the 2022 crop year on a flex-rent lease with a base of \$250 per acre.

**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 Edgar County Title.

**Contract and Title:** Upon ending of auction, the high bidder(s) will enter into a real estate contract and deposit with Edgar County Title 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 March 16, 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 Edgar County Title.

**Sale Method:** Offered in one individual tract. 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 with our prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

**Online Live Broadcast:** Bidding will be live online only on **Wednesday, February 16, 2022, starting at 10:00 AM** and concluding when the auctioneer announces the property is sold.

**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):** Kevin R. and Kara L. Ingram

**Auctioneer:** Tucker Wood, 441-001382

## Online Bidding Procedure:

**Pre-bidding begins on  
Wednesday, February 9, 2022, at 8:00 AM. Bidding  
closes on Wednesday, February 16, 2022, at the con-  
clusion of the live broadcast.  
To register and bid on this auction go to:  
[www.FNCBid.com](http://www.FNCBid.com)**

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.