

# SIMULCAST AUCTION

**80± Acres, Ford County, Illinois**  
**Friday, March 4, 2022 • 10:00 AM**  
**American Legion | 212 1st Street, Kempton, Illinois**

## Highlights:

- 100% tillable
- Corn yield of 234 bushels per acre in 2021
- Open farm tenancy

L-2200155

## ONLINE BIDDING AVAILABLE!

Pre-bidding starts Friday, February 25, 2022, at 8:00 AM

Closing Friday, March 4, 2022 at close of live event

To Register and Bid on this Auction, go to:  
[www.FNCBid.com](http://www.FNCBid.com)



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For additional information, please contact:

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# Property Information

**Property Location:** The property is located one and a half miles west of Cabery, Illinois.

**Legal Description:** W1/2 of NE1/4 of Section 18, T29N, R9E, Rogers Township, Ford County, Illinois

**Property Description:** Excellent quality Ford County farmland with gently sloping topography.

## FSA Information (estimated):

|          | <u>Base</u> | <u>Yield</u> |
|----------|-------------|--------------|
| Corn     | 39.45 acres | 150 bushels  |
| Soybeans | 39.45 acres | 53 bushels   |

**Taxes:** \$2,384.94

## Property Location Map



**Aerial Photo**



**Soil Map**



| SOIL CODE | SOIL DESCRIPTION                                       | ACRES       | %     | PI         | NCCPI | CAP |
|-----------|--|-------------|-------|------------|-------|-----|
| 232A      | Ashkum silty clay loam, 0 to 2 percent slopes          | 65.9        | 82.07 | 127        | 67    | 2w  |
| 146A      | Elliott silt loam, 0 to 2 percent slopes               | 6.82        | 8.49  | 125        | 64    | 2s  |
| 146B2     | Elliott silty clay loam, 2 to 4 percent slopes, eroded | 4.67        | 5.82  | 120        | 51    | 2e  |
| 223B2     | Varna silt loam, 2 to 4 percent slopes, eroded         | 2.9         | 3.61  | 111        | 65    | 2e  |
| TOTALS    |  | 80.3(*<br>) | 100%  | 125.8<br>3 | 65.73 | 2.0 |

# 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 in 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, 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 Auction Company.

**Possession:** Possession will be granted on April 4, 2022, 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 cash, cashier's check, personal check, or company check. All funds will be deposited and held by Ford County Abstract 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 Ford County Abstract 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 both.  
**Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be April 4, 2022, 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 Ford County Abstract Company.

**Auction Sales:** The real estate will be 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 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 the Auction 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 the Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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(s):** Arvetta M. Lewis Trust, First Financial Bank, Trustee

**Auctioneer:** Tucker Wood, 441.001382

## Online Bidding Procedure:

**Pre-bidding starts Friday, February 25, 2022, at 8:00 AM. Bidding closes on Friday, March 4, 2022, at the close of the live auction.**

**To register and bid on this auction go to:**  
[www.FNCbid.com](http://www.FNCbid.com)

All bids on the tract will be visible on-line, 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.