

Auction Terms and Conditions

Procedure: Tracts will be offered individually. Bidding shall remain open until auctioneer announces bidding closed. Auction will be conducted publicly with online bidding available for absentee bidders. BIDDING IS NOT CONDITIONAL UPON FINANCING.

Acceptance of Bid Prices/Contracts: Sale is subject to the Sellers' final confirmation. All successful bidders will sign a sale contract at the auction site immediately following the close of the bidding.

Down Payment: A 10% earnest money deposit of the total contract purchase price will be due immediately after being declared the buyer. The down payment may be paid in the form of a personal check, business check, or cashier's check. The balance of the contract purchase price is due at closing.

Closing: Closing shall take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before April 6th, 2023.

Possession: Open farm tenancy for 2023 crop year. Farm operators will have the right to enter the farm upon the deposit of the 10% down payment allowing the operator the right to perform customary tillage/fertilizer application/planting prior to closing.

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute warranty deed conveying to the buyer(s). Sellers shall pay the premium for the Title Insurance Policy and the sellers' search charges. Commitments for Title Insurance will be available for review at the office of the auctioneer and at the auction site. Bidders shall be deemed to have reviewed and approved the Title Commitments by submitting bids.

Real Estate Taxes and Assessments: Seller shall pay 100% of the 2022 real estate tax due and payable 2023. Buyer shall be responsible for 100% of the 2023 real estate tax due and payable in 2024.

Mineral Rights: The sale of the property shall include all mineral rights owned by the seller.

Agency: Ag Exchange Inc. and their representatives are exclusive agents of the Seller.

Disclaimer and Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the sales contract.

ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

The property is being sold on an "as is" basis, and no warranty or representation either expressed or implied, concerning the condition of the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning this property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this brochure are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The sellers and the auction company reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. All decisions of the auctioneer are final.

Seller: Mary Brockway and John Brockway

Online Bidding Procedure: The online pre-bidding begins Friday, March 3rd, 2023, at 8:00 AM closing Tuesday, March 7th, 2023 at the close of live the event.

All bids on the tracts will be visible online, the identity of the bidders is confidential.

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

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Tuesday, March 7th • 10:00 am (CST)
Auction will be held at the Georgetown Fair Banquet Center in Georgetown, IL



Tuesday, March 7th • 10:00 am (CST)

FARMLAND AUCTION

± 247.68 acres Offered in 2 Tracts

Online Bidding Available!
Auction will be held at the Georgetown Fair Banquet Center in Georgetown, IL



FARMLAND AUCTION

± 247.68 acres Offered in 2 Tracts

PRSRT STD
U.S. Postage
PAID
Danville, IL
Permit No. 234

Located in Part of Love and Elwood TWP's in Vermilion County, IL

Tuesday, March 7th • 10:00 am (CST)

FARMLAND AUCTION

± 247.68 acres Offered in 2 Tracts

- **Highly Productive Drummer, Flanagan, and Raub Soils.**
- **Open Farm Tenancy for 2023.**
- **Wind Turbine Options on T1 and T2.**
- **Final Tract Acreage to be Determined by Survey Prior to Sale.**

Online Bidding Available!
Auction will be held at the Georgetown Fair Banquet Center in Georgetown, IL



Tract 1

Located in Part of Love and Elwood TWP's in Vermilion County, IL

Tuesday, March 7th • 10:00 am (CST)

±247.68
acres Offered in 2 Tracts

Auction Date:
Tuesday, March 7th 10:00 am (CST)

Auction Location:
Georgetown Fair Banquet Center
413 N Seminary Street, Georgetown, IL 61846

- **Highly Productive Drummer, Flanagan, and Raub Soils**
- **Open Farm Tenancy for 2023**
- **Wind Turbine Options on T1 and T2.**
- **Final Tract Acreage to be Determined by Survey Prior to Sale.**

ONLINE BIDDING AVAILABLE!

Online pre-bidding begins Friday, March 3rd, 2023, at 8:00 AM closing Tuesday, March 7th, 2023, at the close of the live event.

To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM



Farm Location:
Farm tracts are located
3.5 miles east of Ridge Farm, IL.



T1 SOIL GRAPH										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	57.46	59.1%		FAV	195	63	73	100	144
154A	Flanagan silt loam, 0 to 2 percent slopes	25.76	26.5%		FAV	194	63	77	102	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	8.71	9.0%		FAV	183	58	73	102	134
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	5.22	5.4%		FAV	**171	**53	**66	**94	**124
Weighted Average						192.4	62	73.7	100.4	142

T1: +/- 97.68 acres in total
+/- 97.15 tillable acres, 142 PI
2022 payable 2023 real estate tax: \$5,821.94

Part of section 26, T17N – R11W Love TWP. Vermilion County, IL.
PIN #'s: 33-26-100-005 (8.88 Acres); 33-26-100-003 (55.80 Acres);
33-26-200-006 (23.00 Acres) and 33-26-200-008 (10.00 Acres).

Online Bidding Available!
www.AgExchange.com

Ag Exchange
We know farms. We sell farms.



T2 SOIL GRAPH										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	76.25	49.9%		FAV	195	63	73	100	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	33.49	21.9%		FAV	183	58	73	102	134
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	30.62	20.1%		FAV	**171	**53	**66	**94	**124
148A	Proctor silt loam, 0 to 2 percent slopes	10.60	6.9%		FAV	185	58	70	99	135
154A	Flanagan silt loam, 0 to 2 percent slopes	1.74	1.1%		FAV	194	63	77	102	144
Weighted Average						186.9	59.6	71.4	99.2	137.2

T2: +/- 150 acres
+/- 148 tillable acres, 137.2 PI
2022 payable 2023 real estate tax: \$7,681.30 estimated.

Part of section 34, T17N – R11W, Elwood TWP. Vermilion County, IL.
Assessor PIN #'s: 33-34-100-003 (20.00 Acres, excepting the house and +/- 5 acres);
33-34-100-004 (20.00 Acres); 33-34-300-002 (25.00 Acres); 33-34-400-001 (65.00 Acres);
35-25-100-004 (21.87 Acres).

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