

Auction Terms and Conditions

Procedure: The farm will be offered as 2 individual tracts, and as a combination of the 2 tracts combined. There will be open bidding on the individual tracts and as a combination of the 2 tracts during the auction. The auction will be conducted publicly with online bidding available for pre-registered online bidders. Bidding shall remain open until the auctioneer announces bidding closed. BIDDING IS NOT CONDITIONAL UPON FINANCING.

Online Bidding Procedure: The online pre-bidding begins Friday, November 24th, 2023, at 8:00 AM closing Tuesday, November 28th, 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.

Acceptance of Bid Prices/Contracts: 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 45 days after auction day, or as soon thereafter as applicable closing documents are completed.

The anticipated closing date shall be Friday, January 12th, 2023.

Possession: Possession will be given at closing. Open tenancy for 2024 crop year.

Survey: A new survey shall not be provided, and the sales shall not be subject to a survey. The farm tracts will be sold per deeded acre.

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a 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: Buyer shall receive a tax credit from seller at closing for the 2023 real estate tax due and payable in 2024. T1 tax credit = \$831.44. T2 tax credit = \$1,874.40. The buyer shall be responsible for paying 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.

Sellers: Alyssa Smith, Ashlee Smith, and Amber Simpson

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832
217-304-1686
www.AgExchange.com

Tuesday, November 28th • 10:00 am (CST)

Auction will be held at the Carriage House Event Center in Altamont, IL



FARMLAND AUCTION

± 120 acres
Offered in 2 Tracts

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

Tuesday, November 28th • 10:00 am (CST)

FARMLAND AUCTION

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Live in Person Public Auction with Online Bidding!

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- **Multi Parcel, 2 Tract Auction**
- **100% Tillable Tracts**
- **2024 Open Farm Tenancy**
- **Excellent Farmland Investment Opportunity**

Live in Person Public Auction with Online Bidding!

Auction will be held at the Carriage House Event Center in Altamont, IL

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Travis Selby
Land Broker and Auctioneer
IL Lic# 441001485
Mobile Phone: 217-304-1686
Travis@AgExchange.com

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Stephanie Spiros
Managing Broker
Mobile Phone: 217-304-0404
Stephanie@AgExchange.com

Located in Part of Section 26 and 35 West TWP. Effingham County, IL

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± **120 acres**
Offered in 2 Tracts

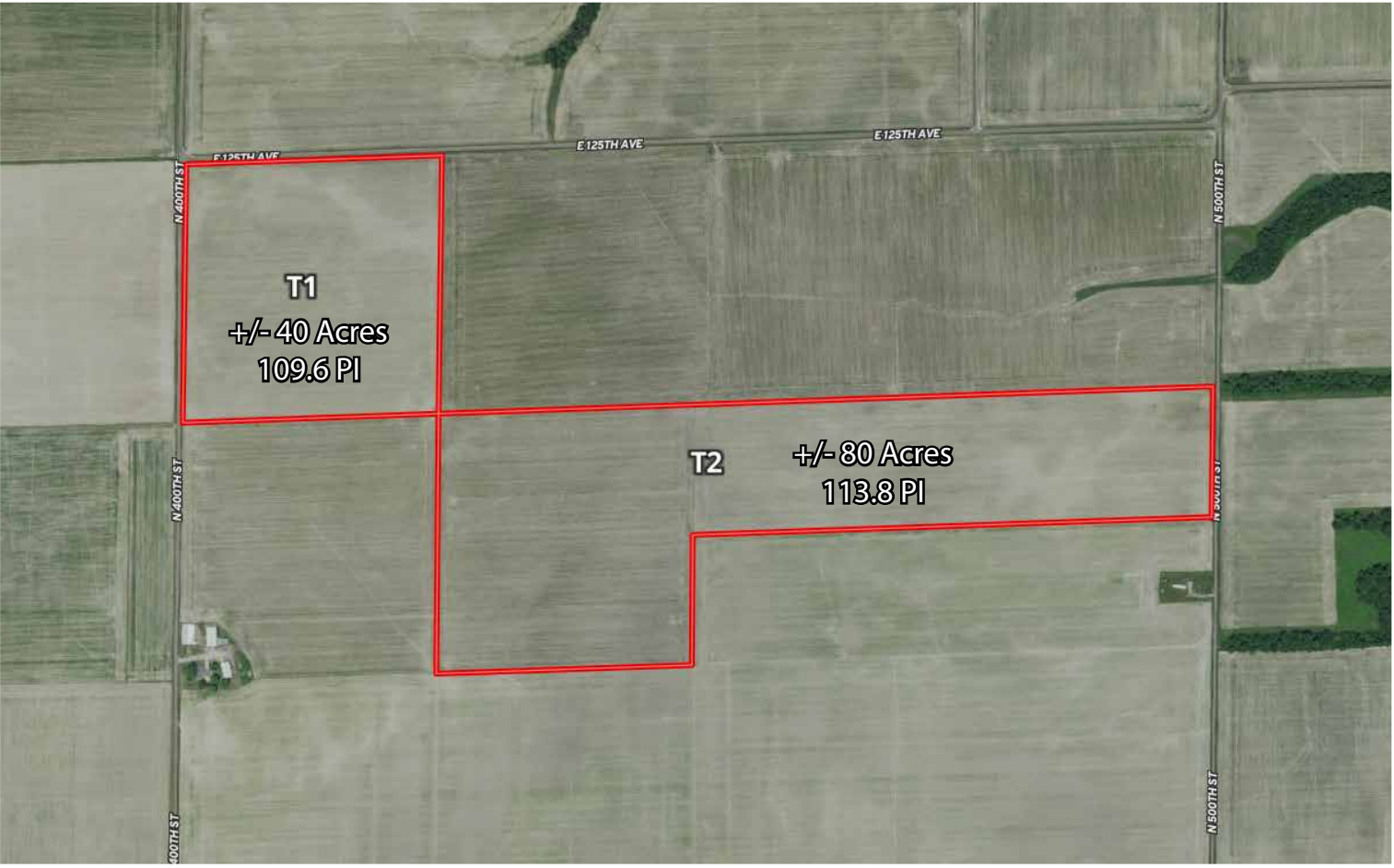
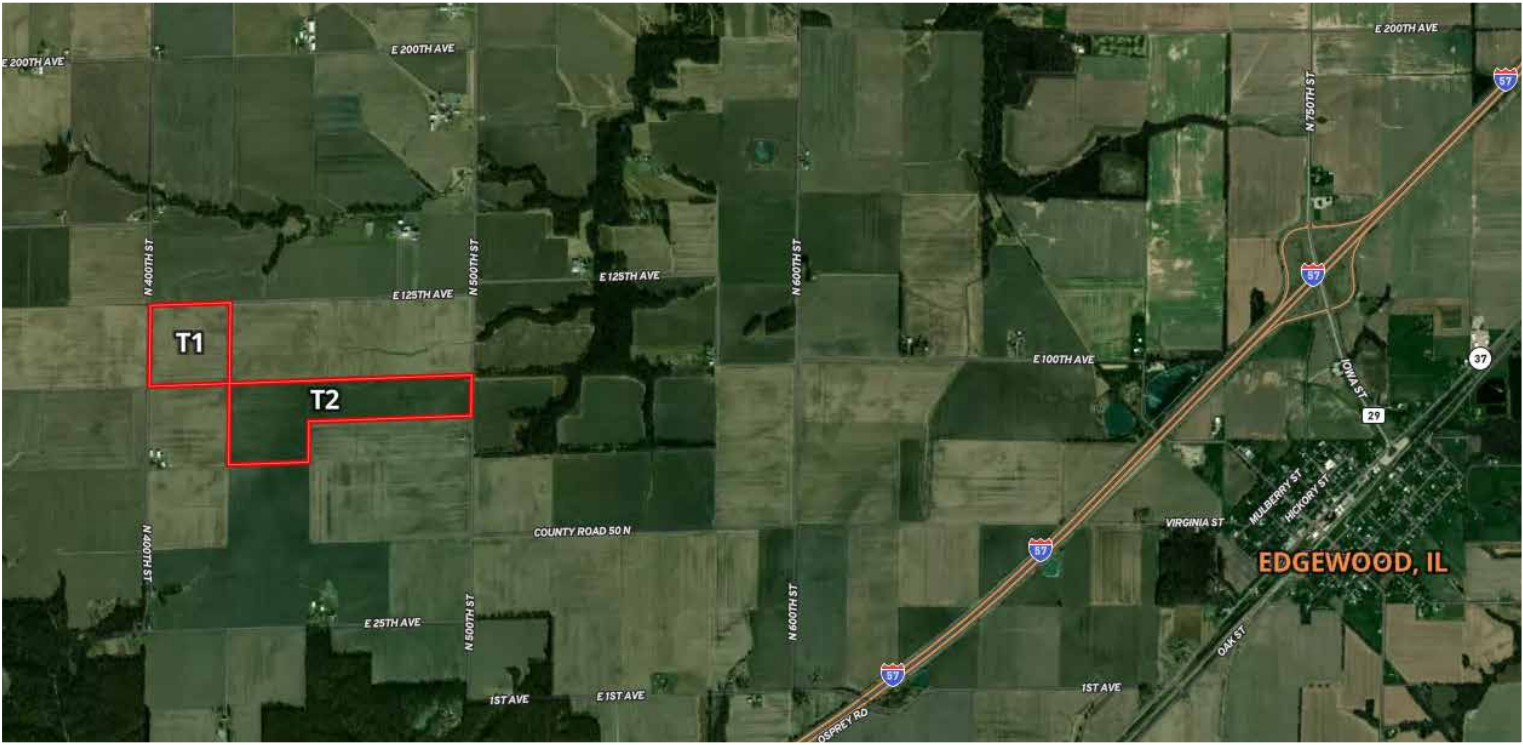
Auction Date:
Tuesday, November 28th 10:00 am (CST)

Auction Location:
Carriage House Event Center
8 West Carriage Lane, Altamont, IL 62411

Farm Location:
Farm is located at East 125th Ave and CR 400E.
4 miles west of Edgewood, IL.
10 miles south of Altamont, IL. Look for signs.

ONLINE BIDDING AVAILABLE!
Online pre-bidding begins Friday, November 24th,
2023, at 8:00 AM closing Tuesday, November 28th,
2023, at the close of the live event.
To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM

**Contact Travis Selby for
additional property information
Cell: 217-304-1686
visit www.AGEXCHANGE.com**



T1 SOIL GRAPH													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum <i>c</i> Bu/A	Alfalfa <i>d</i> hay, T/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management
2A	Cisne silt loam, 0 to 2 percent slopes	35.56	87.5%		FAV	149	46	59	0	113	0.00	4.64	109
218A	Newberry silt loam, 0 to 2 percent slopes	5.08	12.5%		FAV	155	48	60	0	119	0.00	4.77	114
Weighted Average						149.8	46.2	59.1	*-	113.8	0.00	4.66	109.6

T2 SOIL GRAPH													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum <i>c</i> Bu/A	Alfalfa <i>d</i> hay, T/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management
218A	Newberry silt loam, 0 to 2 percent slopes	41.14	50.9%		FAV	155	48	60	0	119	0.00	4.77	114
2A	Cisne silt loam, 0 to 2 percent slopes	28.12	34.8%		FAV	149	46	59	0	113	0.00	4.64	109
48A	Ebbert silt loam, 0 to 2 percent slopes	11.49	14.2%		FAV	173	55	66	0	124	0.00	5.14	125
Weighted Average						155.5	48.3	60.5	*-	117.6	0.00	4.78	113.8



T1: +/- 40 Acres, 109.6 PI. 100% Tillable Tract.
Located in the SW ¼ of the SW ¼ of section 26, T6N – R4E,
West Twp. Effingham County, IL.
Parcel ID: 15-01-026-004
2022 real estate tax payable 2023 = \$831.44 = 20.79 per acre.

T2: +/- 80 Acres, 113.8 PI. 100% Tillable Tract.
Located in the NE ¼ of the NW ¼ and the N ½ of the NE ¼,
section 35, T6N – R4E, West Twp. Effingham County, IL.
Parcel ID: 15-01-035-012
2022 real estate tax payable 2023 = \$1,874.40 = \$23.43 per acre.

- **Multi Parcel, 2 Tract Auction**
- **100% Tillable Tracts**
- **2024 Open Farm Tenancy**
- **Excellent Farmland Investment Opportunity**



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