



Farmland Auction

TIMED ONLINE ONLY - Visit Website for Bidding Instructions

**Auction Property is not in the existing wind farm.*



Soft Close: November 13, 2024 at 10:00 AM

**157.56 Surveyed Acres in 3 Tracts
Clintonia Township, DeWitt County, Illinois**



Bruce M. Huber, Managing Broker

217.521.3537

Bruce.Huber@FirstIllinoisAgGroup.com

Megan Fredrickson, Broker

217.809.4949

Megan.Fredrickson@FirstIllinoisAgGroup.com

**FIRST ILLINOIS
AG GROUP**



FIRSTILLINOISAGGROUP.COM

Finney Farmland Auction

General Description

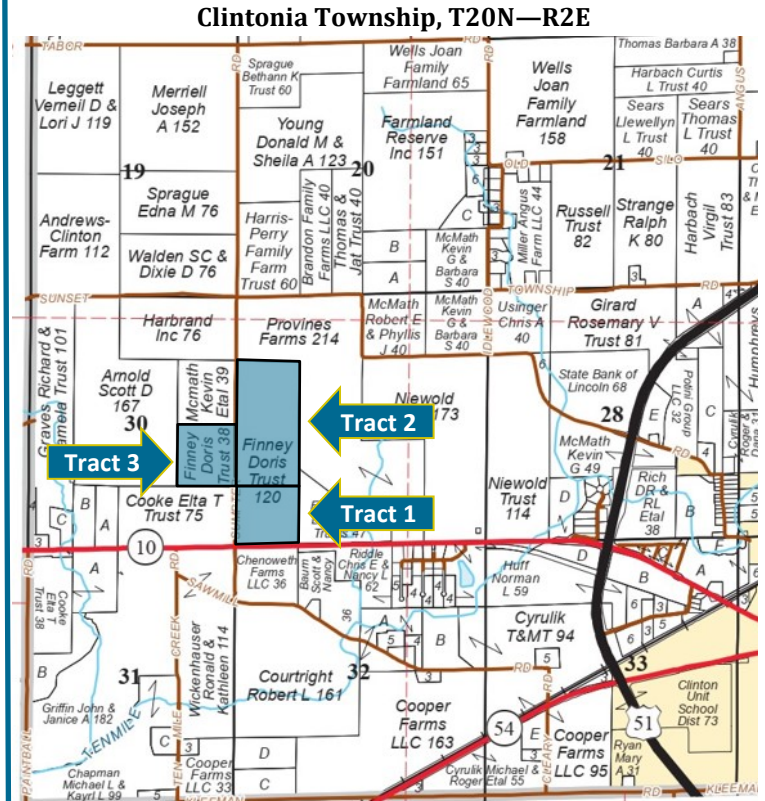
Soft Close: November 13th, 2024 at 10:00 AM

We are pleased to offer 157.56 Surveyed Acres in three distinct tracts to the public via an online only land auction. There is no live component to this auction, but the Auctioneer and Staff will be available leading up to the scheduled close of the bidding process. Interested bidders will be directed to www.firstillinoisaggroup.com to register and bid on three high-quality tracts of DeWitt County farmland.

Locally known as the Finney Farm, the property will be offered in three parcels - **Tract #1 is 37.70 surveyed acres** with 37.44 tillable acres (99.3% tillable) and has a soil P.I. of 138.2, **Tract #2 is 81.29 surveyed acres** with 80.3 tillable acres (98.8% tillable) and has a soil P.I. of 138.9, and **Tract #3 is 38.57 acres** with 37.99 tillable acres (98.5% tillable) and has a soil P.I. of 139.0. All tracts represent high quality tillable land with excellent location. Look for the auction sign and tract markers as you inspect the property.

Please contact **Bruce M. Huber at 217-521-3537** or **Megan Fredrickson at 217-809-4949** for more information.

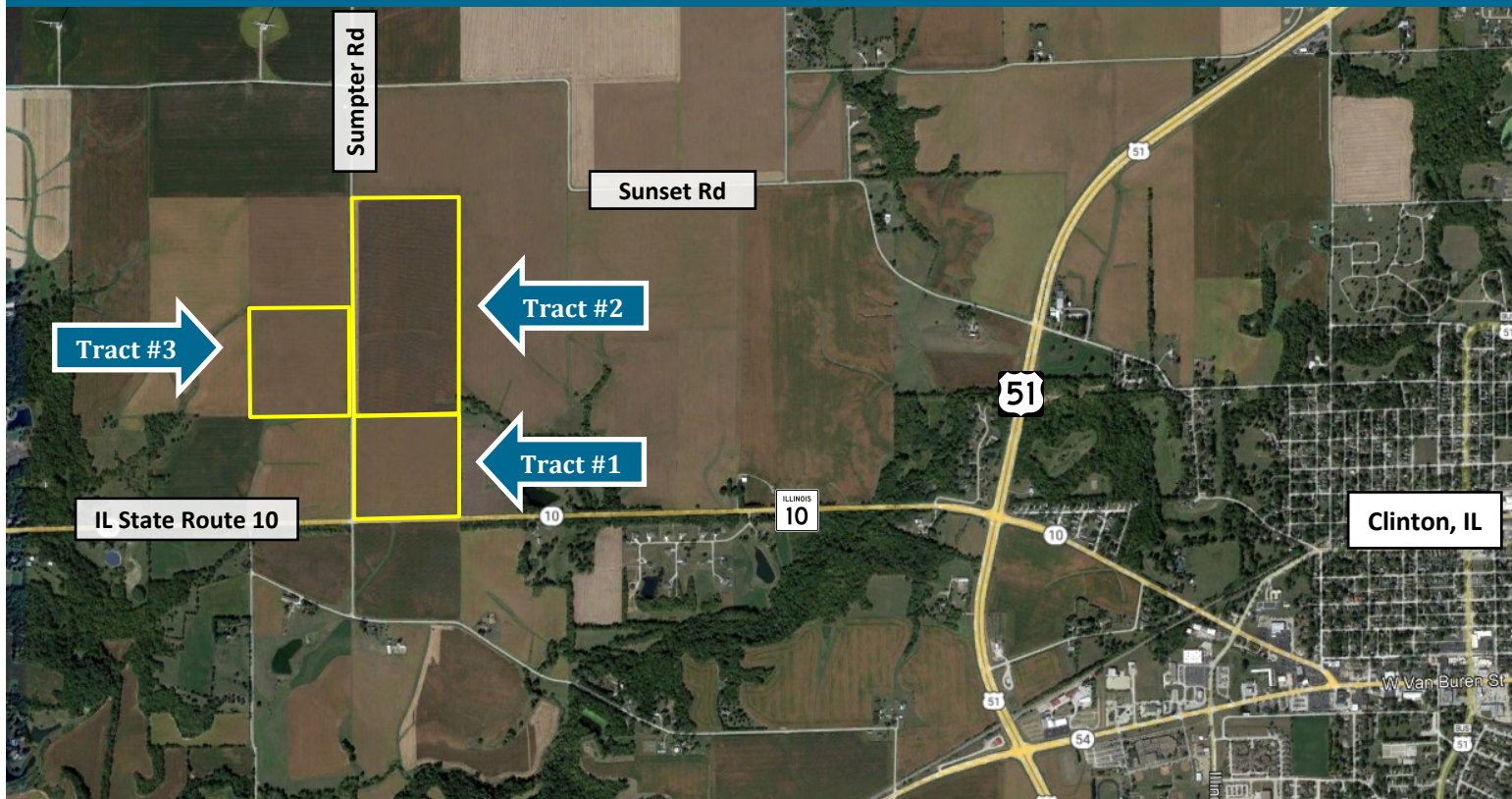
Plat of Property - DeWitt County, IL



Reproduced with permission from Rockford Maps.

AERIAL LOCATION MAP OF SALE PROPERTY

Property lines are approximate.



Bruce Huber, Managing Broker - (217) 521-3537

TRACT**1****37.70 Surveyed Acres****REAL ESTATE TAX DATA - Tract 1** *Estimated with Split

Parcel No.	Acres	Taxes	Per Acre
07-29-300-001	38.00	\$ 1,437.59	\$ 37.83

Soils: Catlin, Sable, Ipava, Buckhart**811 Soil PI Rating:** 138.2**Tillable Acres:** 37.44 (99.3%)**Access:** Sumpter Rd & IL State Route 10

General: Excellent tract of nearly level to gently sloping tillable acreage located 2.5 miles west of Clinton, IL along State Route 10. This tract has excellent access.

FSA Info, Soil Map, & Topo Map are posted Online.

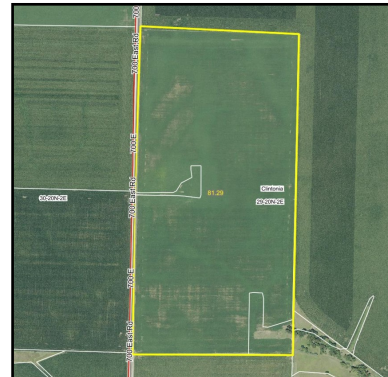
**TRACT****2****81.29 Surveyed Acres****REAL ESTATE TAX DATA - Tract 2** *Estimated with Split

Parcel No.	Acres	Taxes	Per Acre
07-29-300-001	82.00	\$ 3,102.17	\$ 37.83

Soils: Sable, Buckhart, Catlin, Ipava**811 Soil PI Rating:** 138.9**Tillable Acres:** 80.3 (98.8%)**Access:** Sumpter Rd

General: High quality tract of nearly level to gently sloping tillable acreage located just 2.5 miles west of Clinton, IL. This tract is located directly north of Tract 1.

FSA Info, Soil Map, & Topo Map are posted Online.

**TRACT****3****38.57 Surveyed Acres****REAL ESTATE TAX DATA - Tract 3**

Parcel No.	Acres	Taxes	Per Acre
07-30-400-001	37.50	\$ 1,517.74	\$ 40.47

Soils: Buckhart, Catlin, Sable, Ipava, Birkbeck**811 Soil PI Rating:** 139.0**Tillable Acres:** 37.99 (98.5%)**Access:** Sumpter Rd

General: Excellent quality tract of nearly level to gently sloping tillable acreage located 2.5 miles west of Clinton, IL. This tract is located directly west of Tract 2.

FSA Info, Soil Map, & Topo Map are posted Online.

**TERMS AND TITLE****Procedure**

This property is being offered in three distinct tracts. **Bidding will be on a per acre basis with the winning bid multiplied by the Surveyed Acres** to determine the contracted price. This is not an absolute auction, seller confirmation is required prior to entering into the Contract for Sale of Real Estate. The seller reserves the right to reject any and all bids and to waive any and all bidding informalities or irregularities.

Down Payment & Closing

Ten percent (10%) down payment will be required with executed Contract for Sale of Real Estate with the balance due at closing. Closings on Tracts 1 and 3 to be on or before December 12, 2024. While the closing on Tract 2 is to be on or before January 7, 2025.

Title Policy/Minerals

The buyer (s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

Possession

Possession will be granted at closing of this transaction, subject to the tenant in possession.

Lease and Crop Expenses

The Seller shall retain all of the 2024 rental income. Possession will be granted at closing of this transaction subject to the existing farm lease with Mr. Bob Courtwright which terminates upon severance of the 2024 crop. The lease is open for 2025.

Real Estate Taxes

The seller shall pay the 2023 real estate taxes payable 2024 and provide a credit at closing for the 2024 real estate taxes payable 2025.

Disclaimer

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

Agency Disclosure

First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.

Attorney for the Seller

L. Ross Gaddis, J.D., CPA
Capes Sokol
8182 Maryland Avenue, Fifteenth Flr.
St. Louis, Missouri, 63105

Farmland Auction - Online Only DeWitt County, Illinois

 **BIDDING CLOSES: 10:00 AM NOVEMBER 13TH, 2024**



ENHANCING FARMLAND OWNERSHIP.

- MANAGEMENT
- REAL ESTATE SALES
- AUCTIONS
- APPRAISALS



*Bruce
Huber*
217.521.3537



*Megan
Fredrickson*
217.809.4949



*Matthew
Myers*
217.872.6290



*Dale
Kellermann*
618.622.9490



*Mark
Nappier*
618.622.9465

DECATUR OFFICE:

225 N. Water Street
Decatur, IL 62525

FIRSTILLINOISAGGROUP.COM

O'FALLON OFFICE:

138 Eagle Dr., Suite B
O'Fallon, IL 62269