

FARMLAND AUCTION

+/- 554.15 acres, 12 Tracts, Onarga, Ashkum, Danforth, and Douglas Twp's.
Iroquois County, IL.

10 AM, Thursday, November 13th

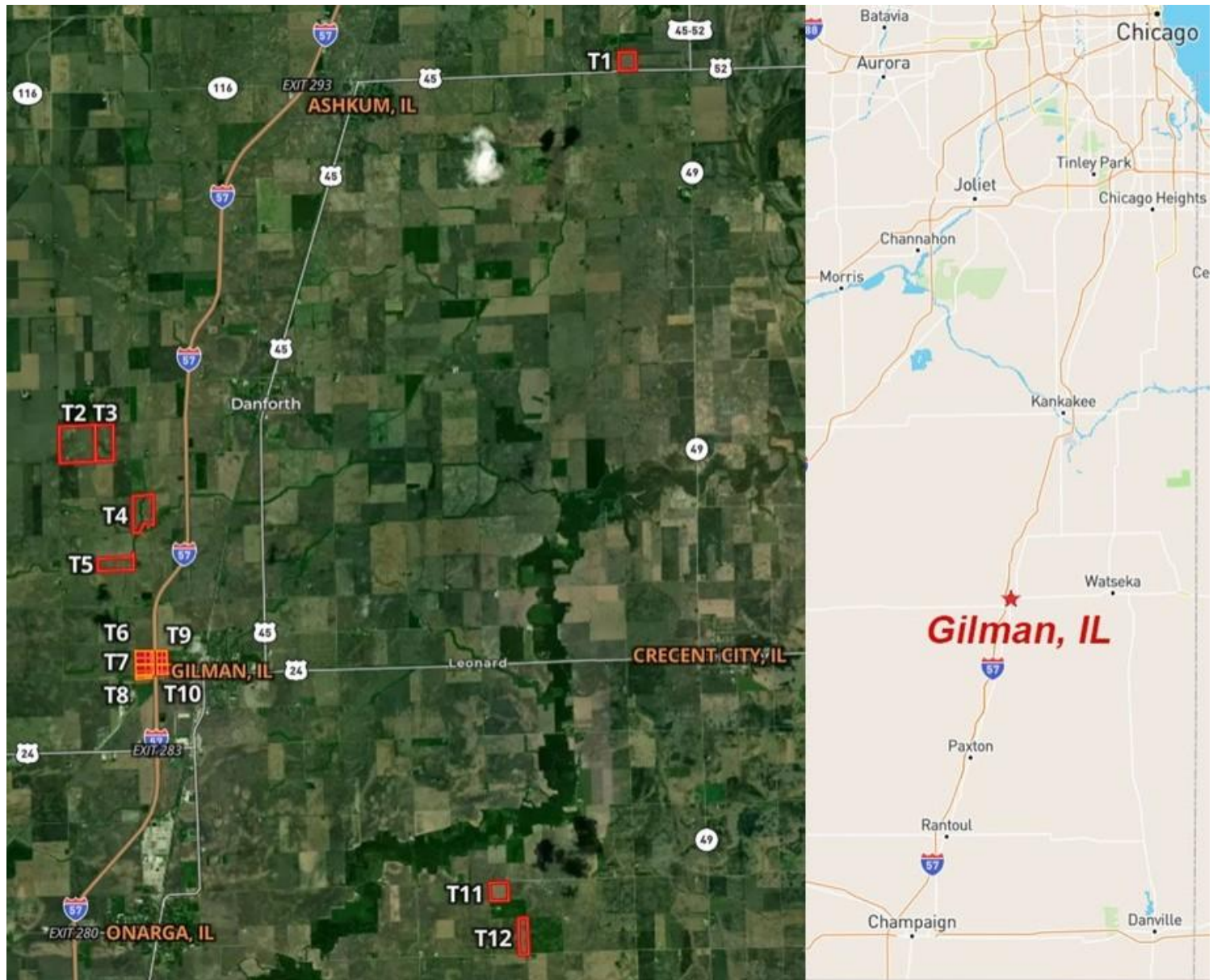
WWW.AGEXCHANGE.COM

In person public auction.
Online bidding available.
Open Farm Tenancy for 2026.
Bidders choice and privilege.

Auction Location:

The Cadillac

108 W State St, Paxton, IL 60957



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



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

FARMLAND AUCTION

+/- 554.15 acres, 12 Tracts, Onarga, Ashkum, Danforth, and Douglas Twp's.

Iroquois County, IL.

10 AM, Thursday, November 13th

WWW.AGEXCHANGE.COM



T1: +/- 37.05 acres, +/- 36.51 tillable acres, 119.9 PI.

Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of section 19, T28N-R13W Ashkum Twp. Iroquois County, IL.

PIN: 11-19-300-002. \$1,306.78 real estate tax.

Located 3 miles east of Ashkum, IL.

FARMLAND AUCTION

+/- 554.15 acres, 12 Tracts, Onarga, Ashkum, Danforth, and Douglas Twp's.
Iroquois County, IL.

10 AM, Thursday, November 13th

WWW.AGEXCHANGE.COM



T2: +/- 160 acres, +/- 154.61 tillable acres, 120.4 PI

SW ¼ of section 13, T27N-R10E Danforth Twp. Iroquois County, IL.

15-13-300-001 (160.00 Acres) \$5,167.72 real estate tax.

Selling subject to a wind energy lease.

T3: +/- 80 acres, +/- 76.58 cropland acres, 119.3 PI consisting of +/- 66.88 tillable acres, and 9.7 CRP acres paying \$2,806 annually, expiring fall of 2027.

W ½ of the SW ¼ of section 13, T27N – R10E Danforth Twp. Iroquois County, IL.

PIN: 15-13-400-001; \$2,284.70 real estate tax.

Selling subject to a wind energy lease.

Address for driving directions:

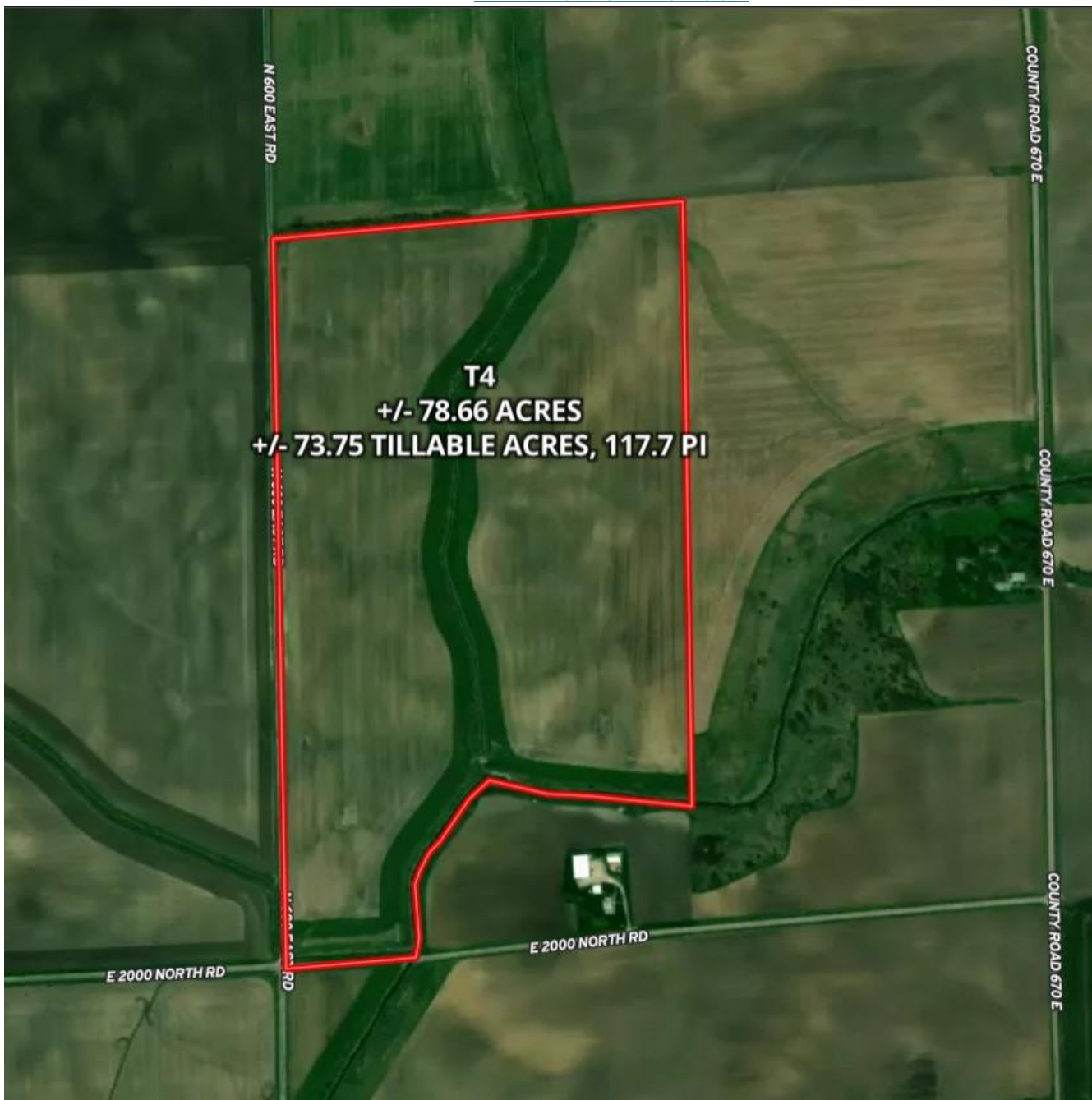
523 County Rd 2100 N, Danforth, IL 60930.

FARMLAND AUCTION

+/- 554.15 acres, 12 Tracts, Onarga, Ashkum, Danforth, and Douglas Twp's.
Iroquois County, IL.

10 AM, Thursday, November 13th

WWW.AGEXCHANGE.COM



T4: +/- 78.66 acres, +/- 73.75 cropland acres, 117.7 PI consisting of +/- 64.45 tillable acres, and +/- 9.3 CRP acres paying \$2,705 annually, expiring fall of 2026.

Part of the W ½ of the SW ¼ of section 19, T27N – R11E Danforth Twp. Iroquois County, IL.

PIN: 16-19-300-002; \$2,451.40 real estate tax.

Selling subject to a wind energy lease.

Address for driving directions

622 E 2000 North Rd, Danforth, IL, 60930

FARMLAND AUCTION

+/- 554.15 acres, 12 Tracts, Onarga, Ashkum, Danforth, and Douglas Twp's.

Iroquois County, IL.

10 AM, Thursday, November 13th

WWW.AGEXCHANGE.COM



T5: +/- 54.19 acres, +/- 49.9 cropland acres, 119.7 PI consisting of +/- 44.4 tillable acres, and 5.50 CRP acres paying \$1,373 annually, expiring fall of 2034.

Part of section 25, T27N R 10 E Douglas Twp. Iroquois County, IL.

PIN: 15-25-200-003 (54.19 Acres) \$1,647.00 real estate tax.

Selling subject to a wind energy lease.

Address for driving directions

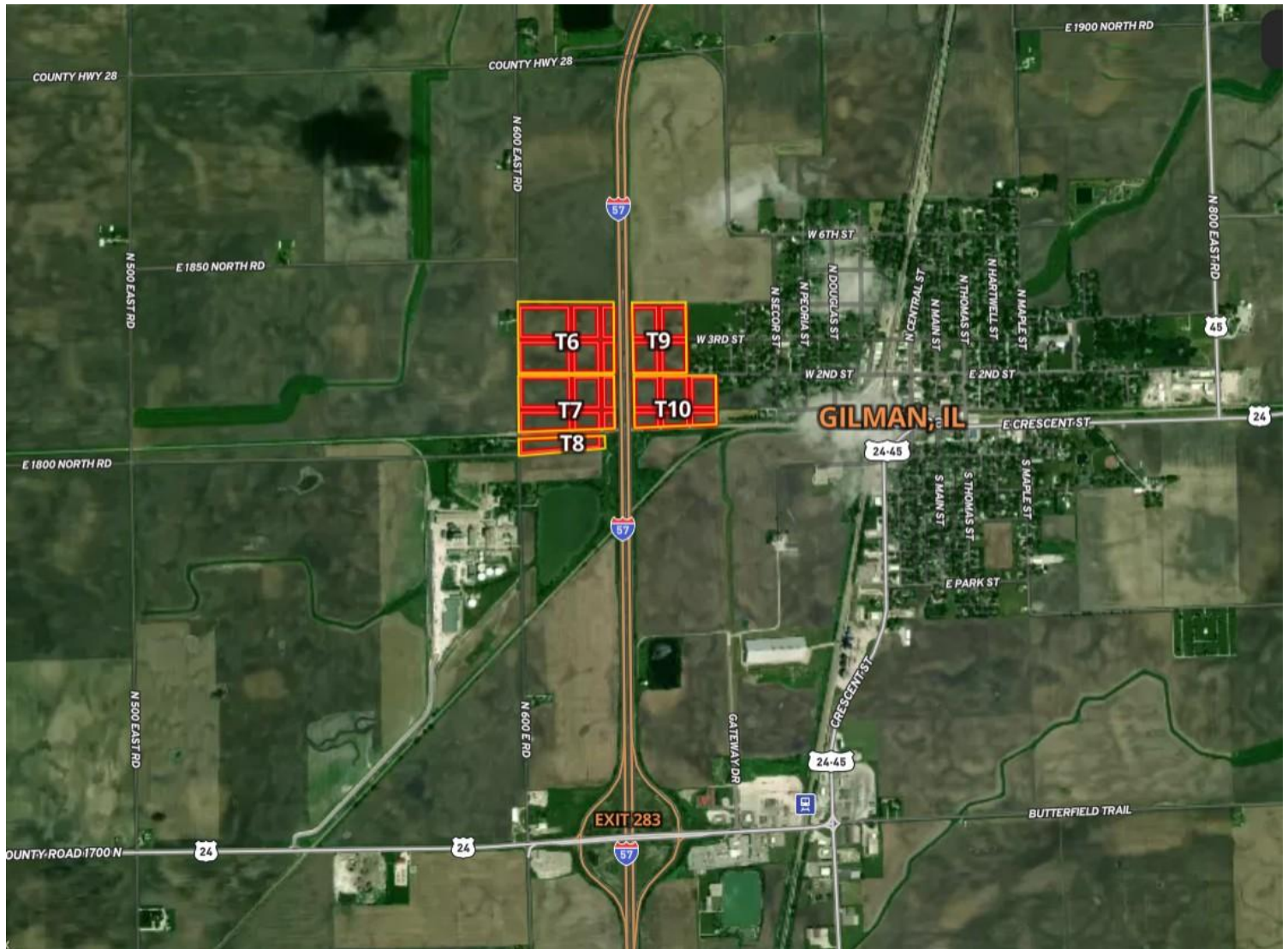
1960 N 600 East Rd, Gilman, IL, 60938

FARMLAND AUCTION

+/- 554.15 acres, 12 Tracts, Onarga, Ashkum, Danforth, and Douglas Twp's.
Iroquois County, IL.

10 AM, Thursday, November 13th

WWW.AGEXCHANGE.COM



T6, T7, T8, T9, and T10 have been removed from the auction.

T6, T7, T8, T9, and T10; part of Scott's Addition to Gilman.

FARMLAND AUCTION

+/- 554.15 acres, 12 Tracts, Onarga, Ashkum, Danforth, and Douglas Twp's.
Iroquois County, IL.

10 AM, Thursday, November 13th

WWW.AGEXCHANGE.COM



T11 and T12 tract maps on next page.

FARMLAND AUCTION

+/- 554.15 acres, 12 Tracts, Onarga, Ashkum, Danforth, and Douglas Twp's.
Iroquois County, IL.

10 AM, Thursday, November 13th

WWW.AGEXCHANGE.COM



T11: +/- 40 acres, +/- 38.04 tillable acres 126.4 PI

The NW ¼ of the NW ¼ of section 23, T26N – RR 14W Onarga Twp. Iroquois County, IL.

PIN: 24-23-100-005; \$1,444.64 real estate tax.

Selling subject to a wind energy lease.

FARMLAND AUCTION

+/- 554.15 acres, 12 Tracts, Onarga, Ashkum, Danforth, and Douglas Twp's.
Iroquois County, IL.

10 AM, Thursday, November 13th

WWW.AGEXCHANGE.COM



T12: +/- 40 acres, +/- 39.57 tillable acres, 127 PI.

The E ½ of the E ½ of the SW ¼ of section 23, T26N – R14W Onarga Twp. Iroquois County, IL.

PIN: 24-23-300-004; \$1,520.94 real estate tax.

Selling subject to a wind energy lease.

FARMLAND AUCTION

+/- 554.15 acres, 12 Tracts, Onarga, Ashkum, Danforth, and Douglas Twp's.
Iroquois County, IL.

10 AM, Thursday, November 13th
WWW.AGEXCHANGE.COM

Auction Terms and Conditions

Procedure: The farm will be offered at public auction using the high bidder's choice and privilege method of bidding. Bidding shall remain open until the auctioneer announces the bidding is closed.

BIDDING IS NOT CONDITIONAL UPON FINANCING.

SALE IS SUBJECT TO RESERVE. OWNER RETAINS THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS.

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 33 days after the auction day, or as soon thereafter as applicable closing documents are completed. **The anticipated closing date is on or before Tuesday December 16th, 2025.**

Possession: Buyers shall receive possession to all fields following the 2025 fall harvest. T3, T4, and T5 are subject to CRP contracts. T3, T4, and T5 buyers will assume the landowner's CRP contracts. Buyers will receive 100% of the CRP payment issued in the fall of 2026.

Real Estate Taxes and Assessments: The buyer shall be responsible for paying 100% of the 2025 real estate tax due and payable in 2026.

Buyers will receive a real estate tax credit from sellers at closing in the amount of:

T1: \$1,306.78; **T2:** \$5,167.72; **T3:** \$2,284.70; **T4:** \$2,451.40; **T5:** \$1,647.00; **T11:** \$1,444.64; **T12:** \$1,520.94

Survey: Seller shall not provide a survey, and the sales shall not be subject to a survey. Tract acreage is approximate and has been determined by deeds, legal description, and aerial photographs.

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: John Merkle, Trustee