



27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Thursday, November 13th • 10:00 am (CST)

Auction will be held at
The Cadillac in Paxton, IL



Live in Person Public Auction
with Online Internet Bidding!

FARMLAND AUCTION

± **554.15** acres Offered in 12 Tracts

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

Thursday, November 13th • 10:00 am (CST)

FARMLAND AUCTION

± **554.15** acres Offered in 12 Tracts

- Open Farm Tenancy for 2026
- Bidders Choice and Privilege

Live in Person Public Auction with Online Internet Bidding!

Auction will be held at
The Cadillac in Paxton, IL



Thursday, November 13th • 10:00 am (CST)

FARMLAND AUCTION

± **554.15** acres Offered in 12 Tracts

Live in Person Public Auction
with Online Internet Bidding!

Auction will be held at
The Cadillac in Paxton, IL



Located in Onarga, Ashkum, Danforth, and
Douglas TWP., Iroquois County, IL

Located in Onarga, Ashkum, Danforth, and
Douglas TWP., Iroquois County, IL

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.

Online Bidding Procedure: Online bidding registration must be completed within 24 hours prior to the time of the auction. The online bidding opens Thursday, November 13th, 2025, at 10:00 AM. All bidding ends Thursday, November 13th, 2025, at the end of live the event. All bids on the tracts will be visible online, the identity of the bidders is confidential. To register and bid on this auction, go to: WWW.AGEXCHANGE.COM

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 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. Tracts T2, T3, T4, T5, T11, and T12 are subject to wind energy lease.

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.

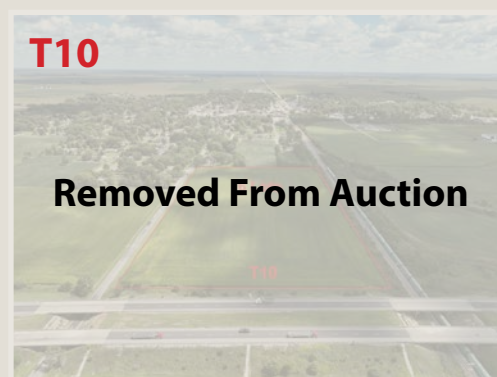
Agency: Ag Exchange Inc. and their representatives are exclusive agents of the Seller.

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



Travis Selby

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



Stephanie Spiros

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

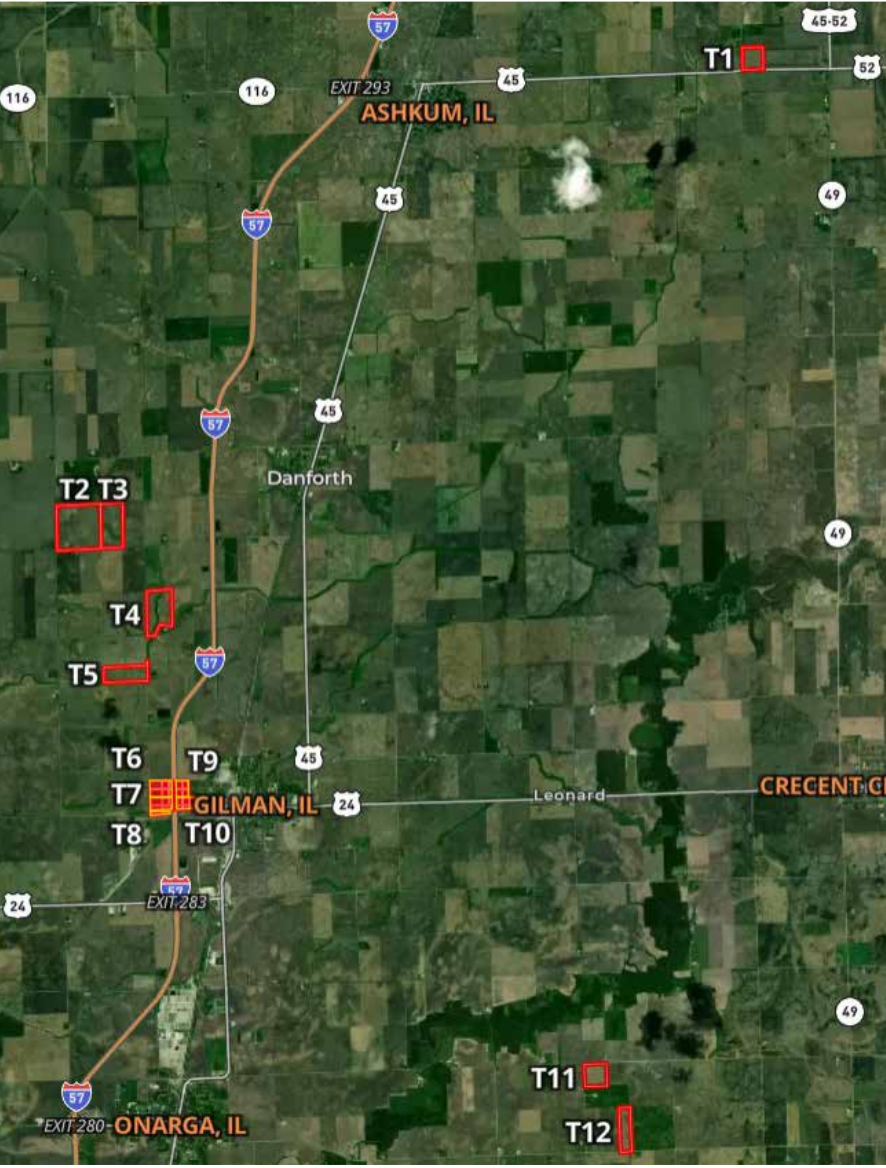
Thursday, November 13th • 10:00 am (CST)

±554.15 acres
Offered in 12 Tracts

Auction Date:
Thursday, November 13th, 10:00 am (CST)

Auction Location:
The Cadallic
108 W. State St., Paxton, IL 60957

Online Bidding Available: Online bidding registration must be completed within 24 hours prior to the time of the auction. Online bidding opens on Thursday, November 13th, 2025, at 10:00 am. All bidding ends Thursday, November 13th, 2025, at the end of the live event.
To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM



Addresses for driving directions to the tracts:
T1: Located 3 miles east of Ashkum, IL
T2, T3: 523 County Rd. 2100 N, Danforth, IL 60930
T4: 622 E 2000 North Rd., Danforth, IL, 60930
T5: 1960 N. 600 East Rd., Gilman, IL, 60938
T6, T7, T8, T9, T10:
2nd St. & 600 East Rd., Gilman, IL 60938.
T11, T12:
E 1500 North Rd. & Co. Hwy. 42 Onarga, IL 60955

Contact Travis Selby for additional property information
travis@agexchange.com
Cell: 217-304-1686
visit www.AgExchange.com

- **Open Farm Tenancy for 2026**
- **Online and In Person Public Auction**
- **Bidders Choice and Privilege**



T1: +/- 37.05 acres, +/- 36.51 tillable acres, 119.9 PI
Part of the SW ¼ of the SW ¼ of section 19, T28N-R13W Ashkum Twp., Iroquois County, IL.
PIN: 11-19-300-002; \$1,306.78 real estate tax
T2: +/- 160 acres, +/- 154.61 tillable acres, 120.4 PI
SW ¼ of section 13, T27N-R10E Danforth Twp., Iroquois County, IL.
PIN: 15-13-300-001 (160.00 Acres) \$5,167.72 real estate tax
Subject to 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.
Subject to wind energy lease.
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.
Subject to wind energy lease.



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-R10E Douglas Twp., Iroquois County, IL.
PIN: 15-25-200-003 (54.19 Acres)
\$1,647.00 real estate tax.
Subject to wind energy lease.



T6, T7, T8, T9, and T10 are part of Scott's Addition to Gilman. Additional information for Scott's Addition to Gilman is available upon request, 217-304-1686, and online at WWW.AGEXCHANGE.COM.

T6: +/- 20.46 Acres consisting of 6 lots.
Currently occupying and farming +/- 27.88 tillable acres, 126.5 PI.
Lot #'s: 5, 6, 7, 8, 9, and 10 of Scott's Addition of Outlots to Gilman, Illinois.
Part of section 31, 27N - R11E, Douglas Twp., Iroquois County, IL.
Part of PIN: 16-31-327-003; \$861.98 estimated real estate tax.
T7: +/- 16.01 Acres consisting of 6 lots.
Currently occupying and farming +/- 21.97 tillable acres, 120.1 PI.
Lot #'s: 19, 20, 21, 22, 23, and 24 of Scott's Addition of Outlots to Gilman, Illinois.
Part of section 31, 27N - R11E, Douglas Twp., Iroquois County, IL.
Part of PIN: 16-31-376-001; \$615.42 estimated real estate tax.
T8: +/- 3.61 Acres consisting of 2 lots.
Currently occupying and farming +/- 5.91 tillable acres, 120.1 PI.
Lot #'s: 34, and 33 of Scott's Addition of Outlots to Gilman, Illinois.
Part of section 31, 27N - R11E, Douglas Twp., Iroquois County, IL.
PIN: 16-31-377-002; \$148.16 real estate tax.
T9: +/- 11.14 Acres consisting of 6 lots.
Currently occupying and farming +/- 15.83 tillable acres, 127.8 PI.
Lot #'s: 3, 4, 11, and 12 of Scott's Addition of Outlots to Gilman, Illinois.
Part of section 31, 27N - R11E, Douglas Twp., Iroquois County, IL.
PIN: 16-31-377-001, and 16-31-402-001 and part of PIN: 16-31-327-003.
\$407.50 estimated real estate tax.
T10: +/- 12.55 Acres consisting of 6 lots.
Currently occupying and farming +/- 16.93 tillable acres, 127.8 PI.
Lot #'s: 16, 17, 18, 25, 26, and 27 of Scott's Addition of Outlots to Gilman, Illinois.
Part of section 31, 27N - R11E, Douglas Twp., Iroquois County, IL.
Part of PIN: 16-31-376-001; \$482.42 estimated real estate tax.



T11: +/- 40 acres, +/- 38.04 tillable acres 126.4 PI
The NW ¼ of the NW ¼ of section 23, T26N – R14W Onarga Twp., Iroquois County, IL.
PIN: 24-23-100-005; \$1,444.64 real estate tax.
Subject to wind energy lease.



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.
Subject to wind energy lease.

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



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