

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

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

Auction will be held at the
Georgetown Fair Banquet Center
in Georgetown, IL



Live in Person Public Auction
with Online Internet Bidding!

FARMLAND AUCTION

± **120 acres**
Offered in
3 Tracts

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- Highly Productive Class A Soils
- Open Farm Tenancy for 2025
- Online and In Person, Multi Parcel Bidding

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Located in Part of Section 2 and 11
Carroll TWP., Vermilion County, IL

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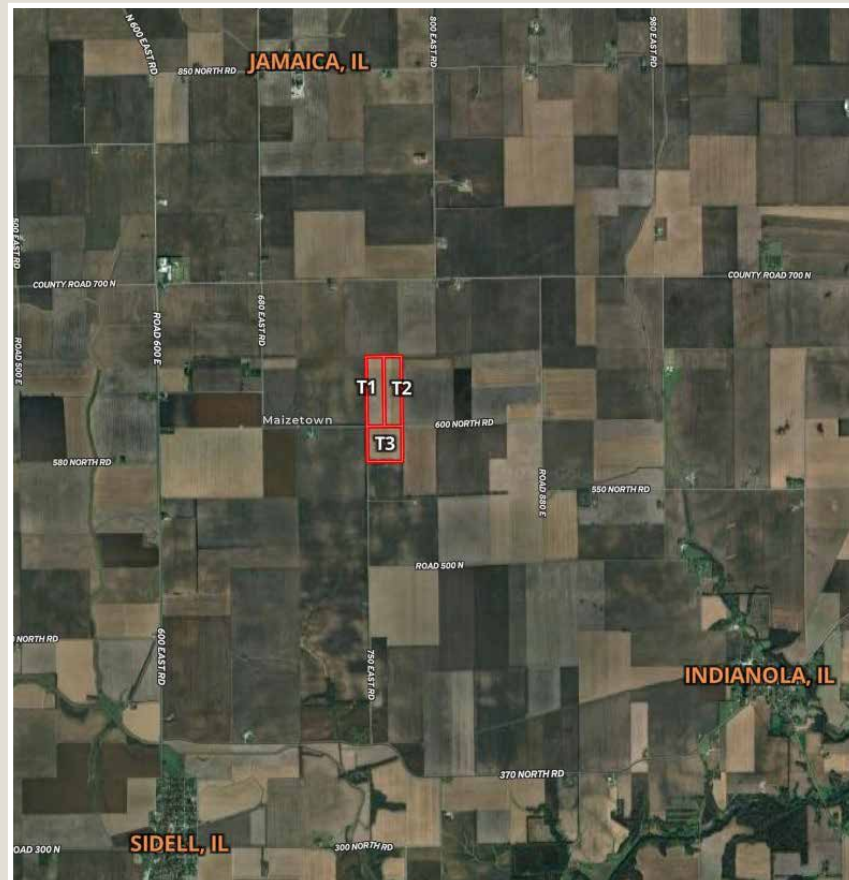
Auction Date:
Thursday, February 13th, 10:00 am (CST)

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

Online Bidding Available: The online pre-bidding begins on Monday, February 10th, 2025, at 8:00 am closing Thursday, February 13th, 2025, at the close of the live event. To Register and Bid on this Auction, go to: WWW.AGEXCHANGE.COM

Farm tracts are located 2.5 miles south of Jamaica, IL, +/-120 Acres, located in part of sections 2, and section 11, Carroll TWP. T17N – R13W Vermilion County, Illinois

- Highly Productive Class A Soils
- Open Farm Tenancy for 2025
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T1: +/- 40.00 Acres; 100% tillable, 137.2 PI
The west half of the west half of the SE quarter of section 2, T17N- R13W Carroll TWP., Vermilion County, IL.
PIN: 31-02-400-001 (40.00 Acres)
2023 payable 2024 Real Estate Tax Total = \$2,231.98; = \$55.79 per acre.

T2: +/- 40.00 Acres; 100% tillable, 137.8 PI
The east half of the west half of the SE quarter of section 2, T17N- R13W Carroll TWP., Vermilion County, IL.
PIN: 31-02-400-004 (40.00 Acres)
2023 payable 2024 Real Estate Tax Total = \$2,304.02 = \$57.60 per acre.

T3: +/- 40.00 Acres; +/- 38.75 tillable acres, 139.6 PI.
Tree line along the east border has been removed.
The NW quarter of the NE quarter of section 11, T17N- R13W Carroll TWP., Vermilion County, IL.
PIN: 31-11-200-001 (40.00 Acres)
2023 payable 2024 Real Estate Tax Total = \$2,452.92 = \$61.32 per acre.

Auction Terms and Conditions

Procedure: The property will be offered as 3 individual tracts, and any combination of tracts with multi parcel bidding. The auction will be conducted publicly with online bidding available for pre-registered online bidders. The bidding shall remain open until the auctioneer announces the bidding is closed.

Online Bidding Procedure: The online pre-bidding begins Monday, February 10th, 2025, at 8:00 AM closing Thursday, February 13th, 2025, 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.

SALE IS SUBJECT TO SELLER'S CONFIRMATION. BIDDING IS NOT CONDITIONAL UPON FINANCING.

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 day of the auction, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before Tuesday, March 18th, 2025.

Possession: Possession will be given at closing. Open farm tenancy for 2025 crop year.

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: Buyer shall receive a tax credit from seller at closing for the 2024 real estate tax due and payable in 2025 in the amount of: T1: \$2,231.98; T2: \$2,304.02; T3: \$2,452.92. The buyer shall be responsible for paying 100% of the 2024 real estate tax when due.

Survey: A new survey shall not be provided, and the sale is not subject to a survey. Property will be sold per deeded acre.

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: BEERS FAMILY REAL ESTATE, LLC

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