

**Auction Terms and Conditions**

**Procedure:** The property will be offered as 4 individual tracts and any combination of tracts except for T1. T1 is a stand-alone tract. T1 can only be bid on individually. Combination bids will be allowed for T2, T3, and T4. 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.

**Sale is Subject to Owner's Confirmation BIDDING IS NOT CONDITIONAL UPON FINANCING.**

**Online Bidding Procedure:** The online pre-bidding begins Monday, February 17<sup>th</sup>, 2025, at 8:00 AM closing Thursday, February 20<sup>th</sup>, 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.

**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 shall be on or before Tuesday March 25<sup>th</sup>, 2025.**

**Possession:** Possession will be given at closing. T3 and T4 are selling subject to the current CRP contracts.

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

**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). Seller 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: \$4,064.84; T2: \$165.44; T3: \$963.32; T4: \$491.72. The buyer shall be responsible for paying 100% of the 2024 real estate tax when due.

**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's:** Ann Richards and Randall Sollars



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

**Thursday, February 20<sup>th</sup> • 6:00 pm (CST)**

**Auction will be held at the Vermilion County Farm Bureau Office, Danville, IL**



**Thursday, February 20<sup>th</sup> • 6:00 pm (CST)**

**FARMLAND AUCTION**

**± 164.5 acres** Offered in 4 Tracts

**Live in Person Public Auction with Online Internet Bidding!**

**Auction will be held at the Vermilion County Farm Bureau Office, Danville, IL**

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

**Thursday, February 20<sup>th</sup> • 6:00 pm (CST)**

**FARMLAND AUCTION**

**± 164.5 acres** Offered in 4 Tracts

- **Highly Productive Tillable Land.**
- **Open Farm Tenancy for 2025 Crop Year.**
- **Income Producing Hunting Tracts.**
- **Wooded Creek Frontage, and Salt Fork River Frontage.**
- **Large Acreage Homesites.**
- **Outbuildings and Potential Pasture for Livestock.**

**Live in Person Public Auction with Online Internet Bidding!**

**Auction will be held at the Vermilion County Farm Bureau Office Danville, IL**



Travis Selby  
 Land Broker and Auctioneer  
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 Travis@AgExchange.com



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

**Located in Part of Sections 26 and 27 Vance TWP., Vermilion County, IL**

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Thursday, February 20<sup>th</sup> • 6:00 pm (CST)

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**Auction Date:**

Thursday, February 20<sup>th</sup> 6:00 pm (CST)

**Auction Location:**

Vermilion County Farm Bureau Office  
1905-C US Route 150, Danville, IL 61832

**ONLINE BIDDING AVAILABLE!**

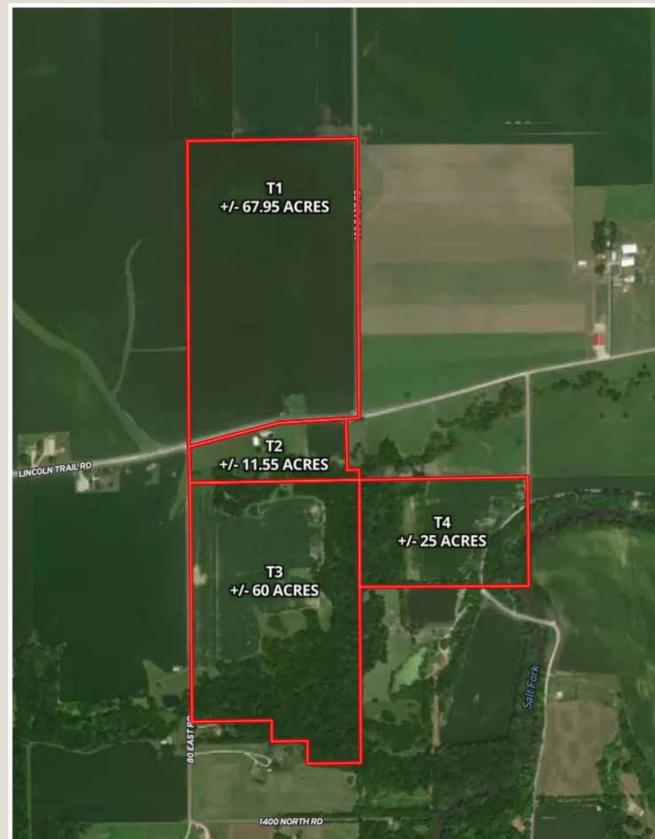
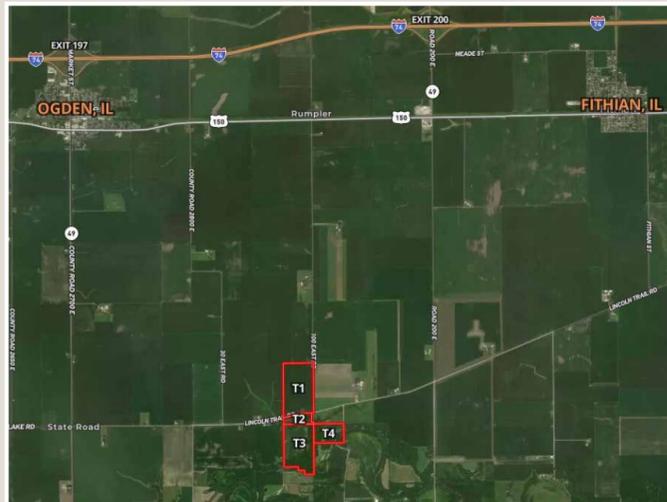
Online pre-bidding begins Monday, February 17<sup>th</sup>, 2025, at 6:00 PM, closing Thursday, February 20<sup>th</sup>, 2025, at the close of the live event.

To Register and Bid on this Auction, go to:  
[WWW.AGEXCHANGE.COM](http://WWW.AGEXCHANGE.COM)

- **Highly Productive Tillable Land.**
- **Open Farm Tenancy for 2025 Crop Year.**
- **Income Producing Hunting Tracts.**
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- **Large Acreage Homesites.**
- **Outbuildings and Potential Pasture for Livestock.**

**Address for Driving Directions to the Property:**

834 Lincoln Trail Rd, Homer, Illinois 61849



**+/- 164.5 Acres. Part of section 26 and section 27, T19N – R14W, Vance TWP., Vermilion County, IL**  
Assessor GIS PINS: 20-27-200-002; 20-27-200-005; 20-27-400-002; 20-26-300-001.



**T1 is a stand-alone tract. T1 will not be combined in combination bids.**

**T1:** +/- 67.95 Acres; +/- 65.61 tillable acres, 142.7 PI.  
Open Farm Tenancy for the 2025 crop year.  
Part of section 27, T19N-R14W, Vance Twp, Vermilion County, IL.  
Assessor PIN# 20-27-200-002.  
2023 payable 2024 real estate tax: \$4,064.84= \$59.82 per acre tax

**T2:** +/- 11.55 Acres with outbuildings consisting of +/- 2.35 tillable acres, 121 PI.  
The balance of +/- 9.2 acres includes a barn lot with potential pasture and woods.  
Two, open sided sheds; 80' x 40' and 40' x 60' currently used for equipment storage.  
Part of section 27, T19N-R14W, Vance Twp, Vermilion County, IL.  
Assessor PIN# 20-27-200-005.  
2023 payable 2024 real estate tax: \$165.44 = \$14.32 per acre.

**T3:** +/- 60.00 Acres consisting of +/- 35 wooded acres with creek.  
+/- 22.73 tillable acres, 121 PI.  
+/- 1.80 acres CRP paying \$431 annually expiring the fall of 2026.  
Buyer receives 100% of the CRP payment issued fall of 2025 and beyond.  
Part of section 27, T19N-R14W, Vance Twp, Vermilion County, IL.  
Assessor PIN# 20-27-400-002.  
2023 payable 2024 real estate tax: \$963.32 = \$16.05 per acre.

**T4:** +/- 25.00 Acres consisting of +/- 11.29 tillable acres, 121.3 PI.  
+/- .9 CRP acres paying \$244 annually through the fall of 2026.  
Buyer receives 100% of the CRP payment issued fall of 2025 and beyond.  
Part of section 26, T19N-R14W, Vance Twp, Vermilion County, IL.  
Assessor PIN# 20-26-300-001.  
2023 payable 2024 real estate tax: \$491.72 = \$19.67 per acre.

**Contact Travis Selby for additional property information**  
**Cell: 217-304-1686**  
**Travis@AgExchange.com**  
**visit [www.AGEXCHANGE.com](http://www.AGEXCHANGE.com)**

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