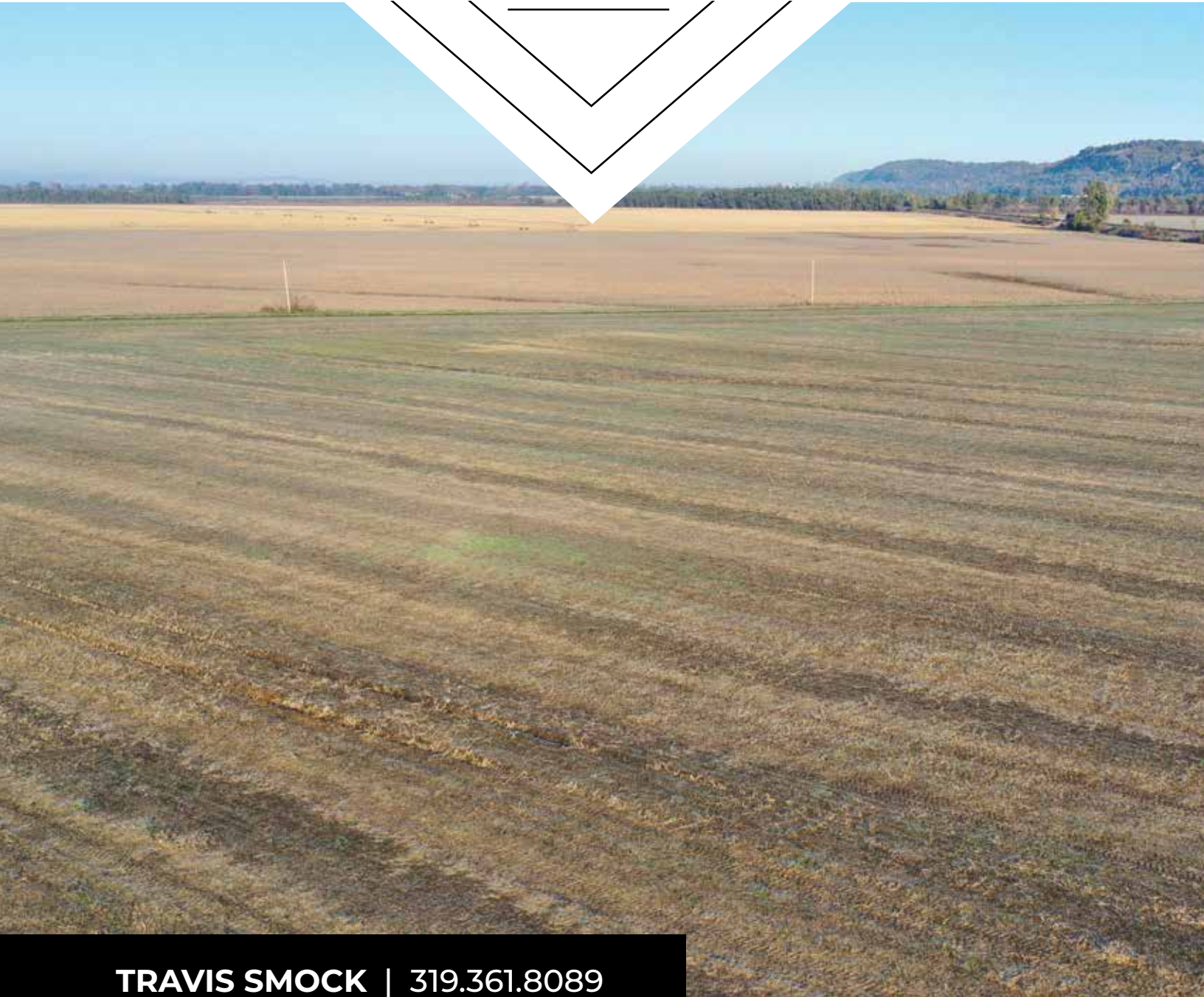


ONLINE ONLY

127.83
ACRES M/L

LISTING
#16004

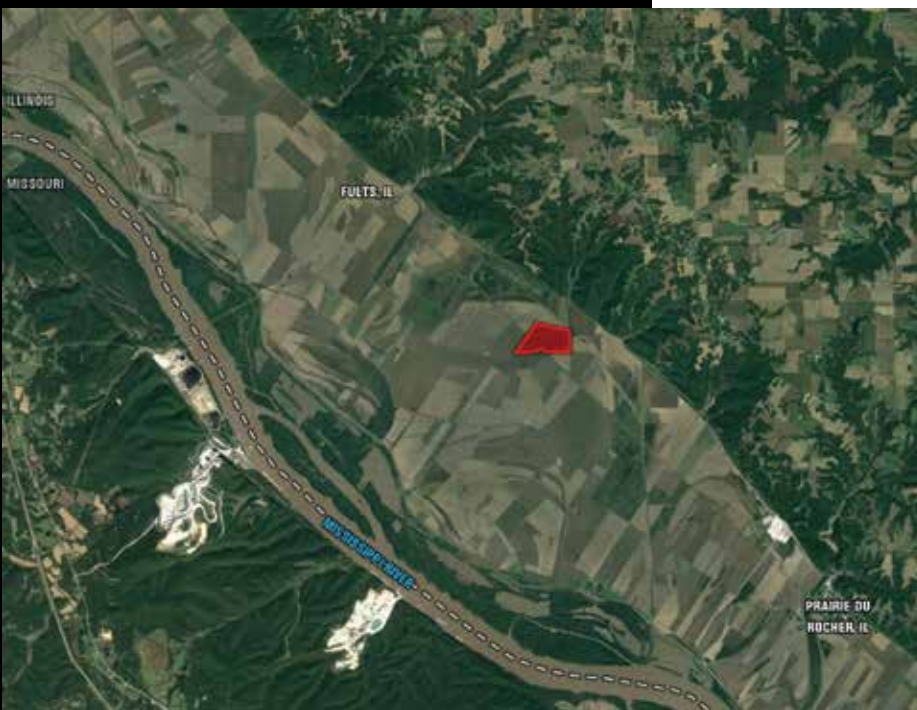
Farmland Auction
MONROE COUNTY, ILLINOIS



TRAVIS SMOCK | 319.361.8089
Travis@PeoplesCompany.com

AUCTION DATE: MAR 4, 2022

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COMPANY
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**ONLINE
ONLY**

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Description

Monroe County, Illinois ONLINE ONLY farmland auction! Excellent opportunity to own a high-percentage tillable, levee protected bottom farm between Fults and Prairie Du Rocher, Illinois. According to the Monroe County GIS page, the farm is 127.83 acres m/l with 137.61 tillable acres according to the FSA office with an average Productivity Index of 104. The primary soil types are Fults silty clay, Ambraw silty clay, and Booker clay. The lease has been terminated and the farm is open for the 2022 cropping season. Early possession will be allowed once the 10% earnest payment is received and a proof of liability insurance is provided.

The individual Monroe County, Illinois farmland tract will be offered through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's BidWrangler bidding application (<http://peoplescompany.bidwrangler.com/>). Bidding is currently LIVE and will remain open until Friday, March 4th, 2022 at 4:00 PM Central Time Zone (CST) with closing taking place on or before Wednesday, April 6th, 2022. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed.

Access to the farm is provided by a Township road off of Bluff Road. The farm is located in Section 2 of Township 5 and Section 35 of Township 4, Monroe County, Illinois.

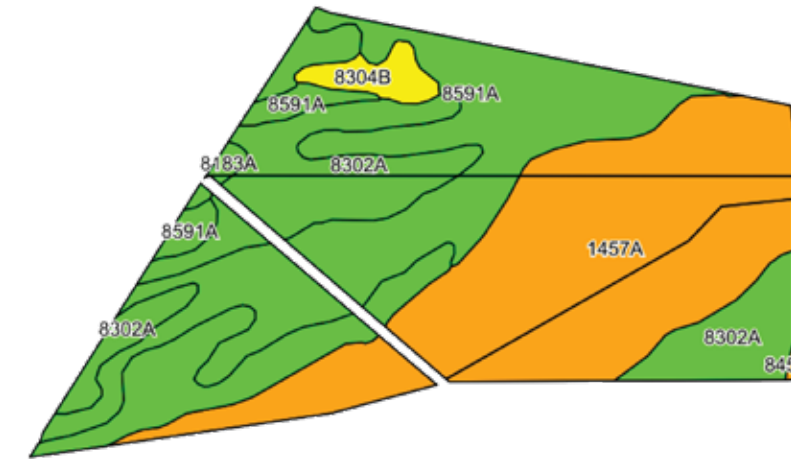
Directions

From Prairie Du Rocher: Travel northwest on Bluff Road for 5.5 miles to access the road. Turn left (southwest) and travel for 0.5 miles and the farm will be on the east side of the road.

From Fults: Travel northeast on Fults Road for 0.25 miles to Bluff Road. Head southeast on Bluff road for 2.5 miles to the access road. Turn right (southwest) and travel for 0.5 miles and the farm will be on the east side of the road.



Code	Soil Description	Acres	Percent Of Field	PI
1457A	Booker clay	54.62	39.7%	89
8591A	Fults silty clay	40.12	29.2%	115
8302A	Ambraw silty clay loam	38.82	28.2%	114
8304B	Landes very fine sandy loam	3.08	2.2%	100
8183A	Shaffton clay loam	0.84	0.6%	116
8457L	Booker clay	0.13	0.1%	89
Weighted Average				104



AUCTION DETAILS

Monroe County, IL Online Only Auction
129.83 Acres M/L
Friday, March 4th, 2022 at 4:00 PM
Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Offering Monroe County, Illinois farmland through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Friday, March 4th, 2022 at 4:00 PM Central Time Zone (CST) with closing taking place on or before Wednesday, April 6th, 2022. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Farm Program Information: Farm Program Information is provided by the Monroe County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Monroe County FSA and NRCS offices.

Co-Broker: Co-Broker must register the client 24 hours prior to the Auction date by filling out our Broker Registration Form.

Earnest Money Payment & Possession: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in Mon-Clair Title Company's Trust Account. Upon earnest money payment, early possession of the property will be given for the 2022 cropping season.

Closing: Closing will occur on or about Wednesday, April 6th, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Mon-Clair Title Company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a total price and not on a per acre basis. Seller reserves the right to accept or reject any and all bids. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the title commitment.

2300 Swan Lake Boulevard Ste
300 Independence, IA, 50644

ONLINE ONLY



The online bidding platform is available through our mobile bidding app powered by BidWrangler. You can access the app online at PeoplesCompany.com or it can be downloaded to your smartphone!



Farmland Auction
MONROE COUNTY, ILLINOIS



SCAN THE QR CODE TO THE LEFT WITH YOUR PHONE CAMERA TO VIEW THIS LISTING ONLINE!

