

SALINE COUNTY, IL

FARMLAND AUCTION

APRIL 29TH AT 10:00 AM

George Hart American Legion Hall | 600 E Logan Street | Harrisburg, IL 62946

**198.75
ACRES M/L**

AS TWO TILLABLE TRACTS

TRACT 1: 80.75 ACRES M/L

TRACT 2: 118 ACRES M/L



Steve Bruere | 515.222.1347
Steve@PeoplesCompany.com

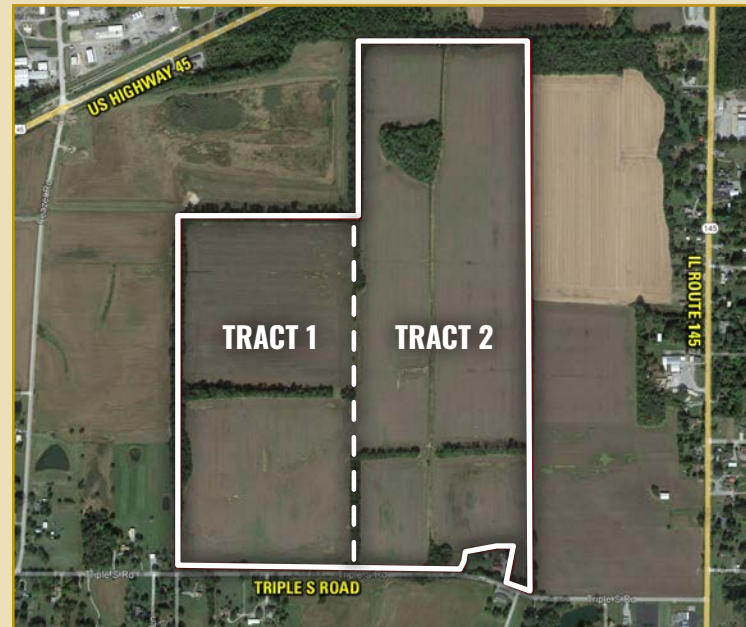
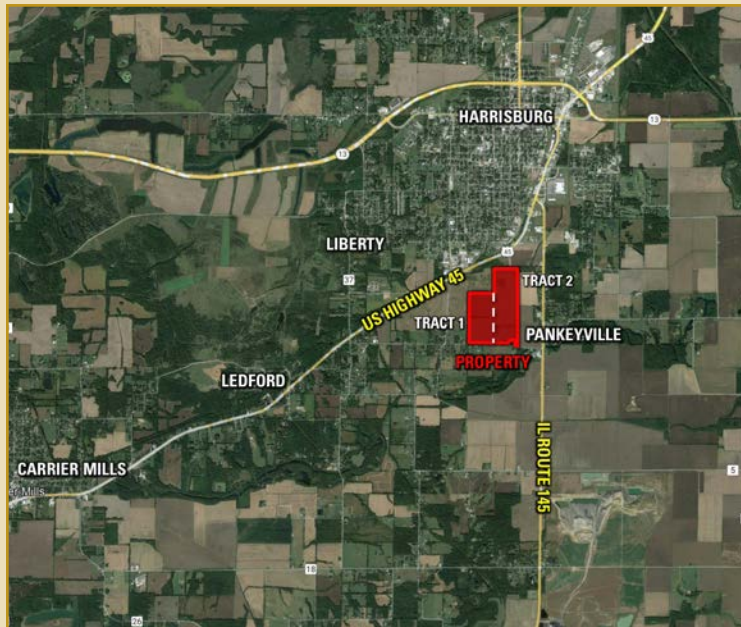
PeoplesCompany.com
Listing #16102

SALINE COUNTY, IL FARMLAND AUCTION

OFFERED AS TWO TRACTS

Peoples Company is pleased to offer 198.75 acres m/l of tillable farmland in Saline County, Illinois. The auction will be held at the George Hart American Legion Hall at 10:00 AM on April 29th, 2022. This farm will be sold as two individual tracts using the "Buyer's Choice" auction method where the high bidder has the option to select either or both tracts at the final bid amount. These highly tillable tracts contain an estimated 193.31 FSA cropland acres with

highly productive soil types including Zipp Silty Clay Loam and Belknap Silt Loam. Several competing grain marketing options are located nearby including ADM Grain, Gavillon Grain LLC, and Consolidated Grain and Barge Company. These productive tracts are located on the south side of Harrisburg, Illinois. The farm is open for the 2022 farming season and farming rights will be granted upon execution of an early possession lease agreement.



TRACT 1 80.75 ACRES M/L

Tract 1 consists of 80.75 total acres m/l with an estimated 79.8 FSA cropland acres that carry a Crop Productivity Index of 100.7. Primary soil types include Hosmer Silt Loam and Belknap Silt Loam. This tract is located in Section 28 of Harrisburg Township and is situated on the north side of Triple S Road.

Net Taxes: \$1,325.99
Productivity Index: 100.7

Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
214C2	Hosmer silt loam	21.76	27.3%		95
639A	Wynoose silt loam	20.59	25.8%		95
8382A	Belknap silt loam	19.66	24.6%		117
214B	Hosmer silt loam	7.47	9.4%		104
214C3	Hosmer silt loam	5.93	7.4%		78
164B	Stoy silt loam	3.76	4.7%		108
3108A	Bonnie silt loam	0.63	0.8%		111
Weighted Average					100.7

TRACT 2 118.00 ACRES M/L

Tract 2 consists of 118 total acres m/l with an estimated 113.51 FSA cropland acres that carry a Crop Productivity Index of 104.5. Primary soil types include Zipp Silty Clay Loam and Belknap Silt Loam. This tract is located in Section 28 of Harrisburg Township and is situated on the north side of Triple S Road.

Net Taxes: \$1,937.65
Productivity Index: 104.5

Tillable Soils Map

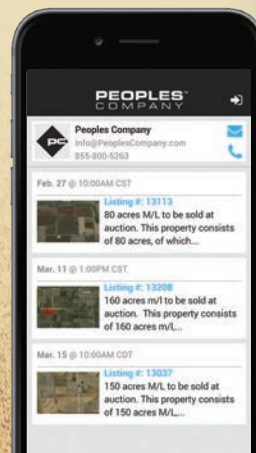
Code	Soil Description	Acres	% of field	Legend	PI
8524A	Zipp silty clay loam	66.03	58.2%		103
8382A	Belknap silt loam	21.51	18.9%		117
639A	Wynoose silt loam	18.34	16.2%		95
337	Creal silt loam	2.81	2.5%		110
214C2	Hosmer silt loam	2.51	2.2%		95
164B	Stoy silt loam	2.31	2.0%		108
Weighted Average					104.5



SCAN the QR code with your phone camera to view this listing online or visit PeoplesCompany.com | Listing #16102

Not able to make it to the live auction but still want to bid? No problem!

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



Farm Program Information:

Wheat: 1.5 base acres with a PLC Yield of 36
Corn: 163.1 base acres with a PLC Yield of 112
Grain Sorghum: 0.2 base acres with a PLC Yield of 65
Soybeans: 21.9 base acres with a PLC Yield of 41

Directions:

Starting at the intersection of US-45 / IL-145, take IL-145 south for 1.5 miles. Turn right onto Triple S Road for 0.3 miles. The farm is on the north side of the road.



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12119 Stratford Drive, Suite B
Clive, IA 50325



Auction Location:
George Hart American Legion Hall
600 E Logan Street | Harrisburg, IL 62946

198.75 TOTAL ACRES M/L

FARMLAND AUCTION

SALINE COUNTY, ILLINOIS

Terms & Conditions:

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

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Saline County Farm Service Agency (FSA) and Natural Resources Conservation Services (NRCS) offices. The figures stated in the marketing material are estimates of the Seller and Peoples Company; however, the Farm Program Information, base acres, crop acres, conservation plan, etc. are subject to change when the farms are reconstituted by the Saline County FSA and NRCS offices.

Financing: The sale of the property is not contingent upon Buyer obtaining financing. All financing arrangements are to have been made prior to bidding at the auction. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

Contract & Title Commitment: Immediately upon conclusion of the auction, the winning bidder(s) will enter into a Real Estate Sale and Purchase Agreement and deposit the required earnest money payment. The Seller will provide the Buyer(s) with a current Title Commitment and, at closing, an Owner's Policy in the amount equal to the purchase price of each respective tract(s). All regular title insurance premiums, title, or abstracting fees, and title company/closing agent fees or costs shall be paid by the Seller. Any 'additional selections' required by the Buyer(s) on the title insurance shall be the responsibility of the Buyer. Property will be transferred via Special Warranty Deed.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction for each tract. The earnest money payment may be paid in the form of cash, good check, or by wire transfer. All funds will be made payable to and held by the escrow agent, Southern Illinois Title Services, Inc.

Closing: Closing will occur on or about June 2, 2022. The balance of the purchase price will be payable at closing in the form of cash, certified check, or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and Buyer(s) to the date of closing.

Possession of the Land: Seller may grant buyer early possession to the property, at Seller's sole discretion. Prior to Seller granting early possession, the buyer will be required to execute and sign a valid lease agreement satisfactory to the Seller. The buyer will assume any and all liability and risk related to the buyer's use of the property during the early possession period. In the event the buyer does not purchase the property, the Buyer will not be entitled to receive reimbursement for any expenses.

Lease: The farm is "open" for the 2022 cropping season.

Survey: If Tract 1 & Tract 2 sell separately, a survey will be completed prior to closing. Acres are subject to change; however, purchase price will be based upon the acres used in the marketing brochure. Seller will be responsible for survey expense. No additional surveying or staking will be provided by the Seller.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there are no guarantees as to the ownership of the mineral interests on all tracts. Seller will convey one hundred (100%) of whatever mineral rights are owned by the Seller without warranty.

Disclaimer: All factual information stated about the property in the advertisement materials is presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. Tract acres, tillable acres, soil descriptions, etc. may vary slightly from the figures stated in the marketing material and will be subject to change. Bidder(s) and their tax, legal, and/or other advisors should perform their 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. The Real Estate Sale and Purchase Agreement, Title Commitment, and Draft Closing Documents have been made available to the general public throughout the marketing period. By bidding at the auction, bidders acknowledge these have been made available prior to the auction and all bidders had the opportunity to review these documents during their due diligence period.

Other: This sale is subject to all easements, covenants, leases, mineral reservations, and mineral conveyances of record or otherwise made known to bidders. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, or arising by operation of law concerning the property made by the Seller, Peoples Company, or the Auctioneer, and are hereby expressly disclaimed. Any announcements made on the day of the auction by the Auctioneer or Listing Agent will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. The Sellers reserve the right to accept or reject any and all bids. All decisions of the Auctioneer are final.