



Farmland Auction

Winnebago County Fairgrounds

500 West First Street, Pecatonica, IL 61063

10:00 AM Wednesday, September 21st, 2022



**89.22
acres
m/l**

Agents

Travis Smock, 319.361.8089
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Listing #16349
 **PEOPLESTM**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



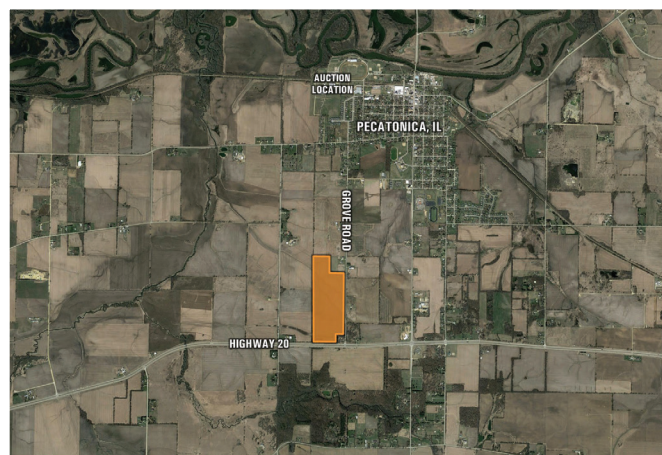
Farmland

Auction Location

Winnebago County Fairgrounds
500 West First Street, Pecatonica, IL 61063
10:00 AM Wednesday, September 21st, 2022

Directions

From downtown Pecatonica, travel south on Main Street to 7th Street. Head west on 7th Street for 1/2 mile to Grove Road. Travel south on Grove Road for 1 mile and the farm will be located on the west side of the road. Farm also has frontage along Highway 20.



Terms & Conditions

Seller: Carla Erickson

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: The farmland will be sold as one individual tract on a price per acre basis to the High Bidder.

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

Farm Program Information: Farm Program Information is provided by the Winnebago County Farm Service Agencies. 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 Winnebago County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in the *Security First Title Company Trust Account*.

Closing: Closing will occur on or before Wednesday, October 26, 2022. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Possession: Possession of the farm will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is leased for the 2022 cropping season.

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

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 per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. 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 Title Commitment.

Land Auction

Highway 20/Grove Road Pecatonica, IL 61063

89.22
acres
m/l

Listing #16349

Peoples Company is pleased to present 89.22 acres m/l of excellent quality Winnebago County, Illinois farmland located just south of Pecatonica along Highway 20 and Grove Road. The farm will be offered at public auction in one individual tract on Wednesday, September 21st at 10:00 AM Central at the Winnebago County Fairgrounds in Pecatonica, Illinois. The farmland is considered all tillable with a

Productivity Index of 110.7. The major soil types are Griswold loam and Rockton and Dodgeville soils. With long straight rows, rich soils, and future development potential, this farm would make a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The farm has frontage along Highway 20 and Grove Road and is located in Section 6 of Pecatonica Township, Winnebago County, Illinois.



Contacts

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LISTING#: 16349



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10:00 AM Wednesday, September 21st, 2022



SCAN THE QR CODE FOR
MORE INFORMATION

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Online Bidding Available

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 smart phone.

