

CHAMPAIGN COUNTY, IL

100 ACRES  
M/L



## LAND AUCTION

WEDNESDAY, NOVEMBER 9TH  
AT 1:00 PM

**ALAN MCNEIL**

563.321.1125

Alan@PeoplesCompany.com

**DOUG YEGGE**

563.320.9900

Doug@PeoplesCompany.com

Listing  
**#16443**



# PROPERTY INFO

Champaign County, IL., Farmland Auction - Mark your calendar for Thursday, November 9th, 2022 at 1:00 PM! Peoples Company is pleased to present 100 acres m/l in Champaign County, Illinois, located approximately one mile east of Fisher, Illinois situated just one mile south of US Highway 136. This farm has not been available to the public for many years making it a rare opportunity for you to own an exceptional farm! This highly tillable farmland tract consists of a total of 100 acres m/l with 99 ESTIMATED FSA cropland acres carrying a Productivity Index soil rating of 125.4. The primary soil types include Ashkum silty loam and Elliot silty loam. Located in a strong farming community, this farmland tract would be a great add-on for an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

## Farm Details

DCP Cropland Acres: 99 est.

Corn Base: 49.94 Acres est. with a PLC Yield of 170

Soybean Base: 7.9 Acres est. with a PLC Yield of 52

The farm will be offered as a single tract on a price-per-acre basis through a traditional auction. The public auction will take place on Wednesday, November 9th, 2022 at 1:00 PM at the Fisher Community Center, 100 E School Street, Fisher, Illinois 61843. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available. The property lies within Section 31 of Champaign Township, Champaign County, Illinois.



## Auction Terms & Conditions

### CHAMPAIGN COUNTY, IL, LAND AUCTION

100 Acres M/L

Wednesday, November 9th, 2022 at 1:00 PM

### AUCTION LOCATION:

Fisher Community Center  
100 E School Street  
Fisher, Illinois 61843

**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. 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 Champaign 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 Champaign 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 cash or check. All funds will be held in Peoples Company's Trust Account.

**CLOSING:** Closing will occur on or before Thursday, November 15th, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfers.

# SOILS MAPS

## Soil Map - Total Acres

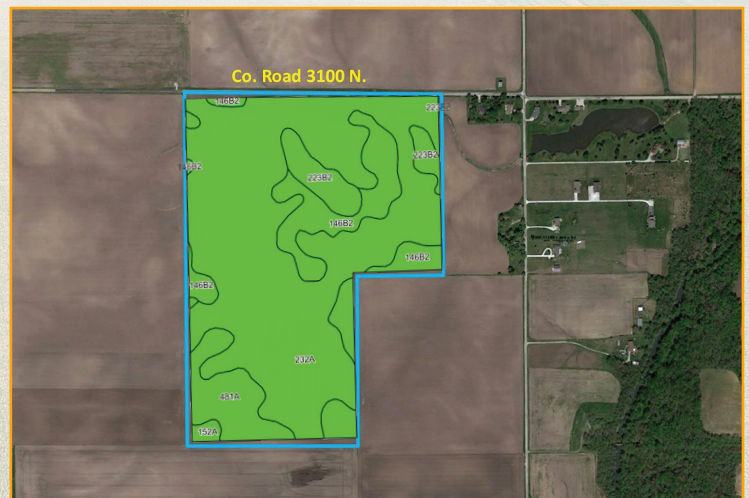
| Code             | Soil Description        | Acres | % of Field | Legend  | CPI   |
|------------------|-------------------------|-------|------------|---|-------|
| 232A             | Ashkum silty clay loam  | 69.15 | 69.1%      |  | 127   |
| 146B2            | Elliot silty clay loam  | 16.58 | 16.6%      |  | 119   |
| 481A             | Raub silt loam          | 7.87  | 7.9%       |  | 134   |
| 223B2            | Varna silt loam         | 5.55  | 5.6%       |  | 110   |
| 152A             | Drummer silty clay loam | 0.85  | 0.8%       |  | 144   |
| Weighted Average |                         |       |            |   | 125.4 |

Scan the QR Code  
to view listing  
#16443 online



## Directions

From Fisher head East for 1 mile on Co Road 3100 N, Farm is located on the South side of the road. Look for signs.



**POSSESSION:** Possession of the land will be given at Closing, Subject to Tenant's Rights.

**FARM LEASE:** The seller will keep all of the 2022 farm income. The farm lease has been terminated and will be open for the 2023 farm year.

**CONTRACT & TITLE:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

**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 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 the figures stated within the marketing material. The 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 abstract.

| NOVEMBER |     |     |     |     |     |     |
|----------|-----|-----|-----|-----|-----|-----|
| Sun      | Mon | Tue | Wed | Thu | Fri | Sat |
|          |     | 1   | 2   | 3   | 4   | 5   |
| 6        | 7   | 8   | 9   | 10  | 11  | 12  |
| 13       | 14  | 15  | 16  | 17  | 18  | 19  |
| 20       | 21  | 22  | 23  | 24  | 25  | 26  |
| 27       | 28  | 29  | 30  |     |     |     |



700 6th Avenue  
DeWitt, IA 52742



PeoplesCompany.com  
Listing #16443

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100 E School Street | Fisher, Illinois 61843

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