

You're Invited to Attend!

FARMLAND AUCTION

What: 160 +/- acres of Vermilion County Land
When: September 29th, 2020 10:00am CST
Where: Auction house - 147 N. Walnut St., Danville, IL

See us at www.Crist-Associates.com

AUCTIONEER'S NOTE: This farm is a good producer, in a good location, on an all weather road east of Danville, Illinois. Contact the auction company for additional details or viewing instructions. For complete details see our website.



Donald R. Crist, CAI
License# 440.000522

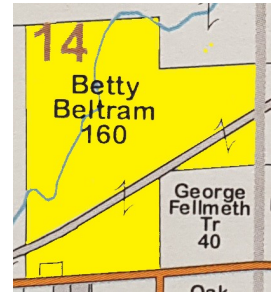
Donald R. Crist, CAI

Auctioneer

147 N. Walnut, Danville, Illinois 61832
Phone (217) 446-5220 * Fax (217) 446-5229



Farmland Auction



Soil Information:

Predominate soils are: Drummer - Symerton - Elliot

FSA Information:

Tract 12850 Farm 3347

173.23 +/- acres

114.40 cropland (NHEL)

Assessment & Tax Information:

PINS: 18-14-400-001, 18-14-200-003,
18-14-300-003, 18-14-100-005

R.E. Taxes in 2019 payable 2020 were \$4,752.64
at a rate of .08659280



Farm Description: 160 +/- acre farm with approximately 111 cropland acres according to data compiled. The farm is located approximately 2 miles from Vermilion County airport off 2200 N Rd. The farm is on year around all weather road with grain elevators in close proximity. There is ample area for good hunting on the farm as well, with approximately 49 acres in woodlands.

Sellers: Newston - Sams

Farm Location: From Danville take Bowman Avenue north to 2200 N Road, go East 1.5 miles to farm on North side of road.

Tenancy: Open for 2021 crop year, possession of farm at close, or once crops are removed whichever is later.

Brief Legal Description: S2 SW4 NE4, E End S2 S2 NW4, EX RY & EX S 235' W56.7' EX SE4, SE4 and EX RY & EX S235' E 243.3', 24A E SDE SW4 all in section 14-20N-11W Newell Township, Vermilion County, Illinois. Preliminary Legal Description - Subject to Revision by Title Insurance Co. (Tract numbers NEWR - 0360, 0365, 0366A, 0368)

Terms & Conditions: 10% down the day of auction with entire balance at closing no later than 30 days thereafter. Successful bidder will be required to sign a real estate purchase agreement and deposit the 10% earnest money immediately following the conclusion of the auction. Buyer will receive an owners title policy showing merchantable title subject to all easements and restricts of record. The real estate sold in "as is" condition with no warranties expressed or implied. Real estate taxes for 2020 will be paid in full by the sellers as a credit to the buyers at closing. Real estate taxes for 2021 and beyond are the responsibility of the buyers. Financing, if needed, must be arranged prior to the auction. Sellers rights in minerals, if any, will be conveyed. Sellers reserve the right to accept or reject any and all bids. Announcements made immediately prior to the auction take precedence over any and all other information from any source

Auctioneers: Donald R. Crist, CAI

Viewing: Contact auctioneer for additional information or check website.

Auction Location: Auction house—147 N. Walnut, Danville, IL

To see more photos or information go to www.Crist-Associates.com