



FARMLAND AUCTION **WINNEBAGO** **COUNTY, ILLINOIS**

W Campbell Road, Durand, IL 61024 | Listing #16777

JUNE
6
Tuesday

Auction Details:

Tuesday, June 6th, 2023
at 10:00 AM

Auction Location:

Durand American Legion Post 676
211 N State Street
Durand, Illinois 61024



145.51

Acres M/L

ADAM CRIST

608.482.1229

Adam.Crist@PeoplesCompany.com

DILLON MUTH

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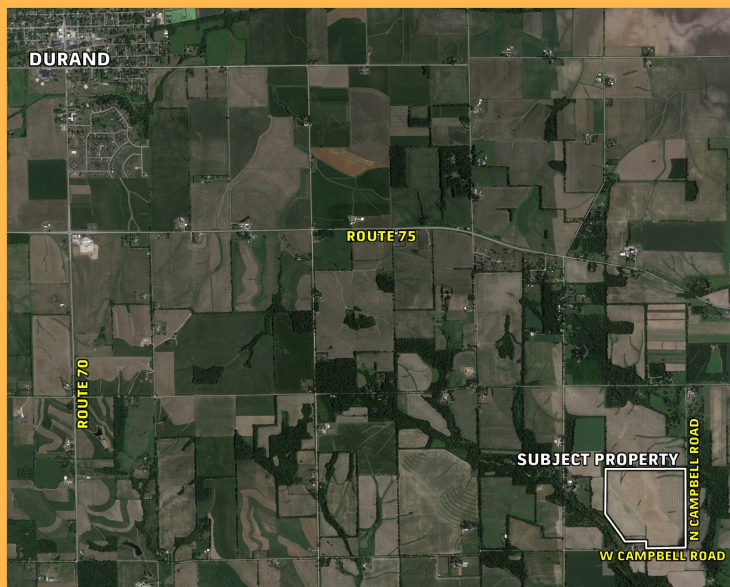
FARMLAND AUCTION

WINNEBAGO

COUNTY, ILLINOIS

Winnebago County, Illinois Land Auction – **Mark your calendar for Tuesday, June 6th, 2023 at 10:00 AM!** Peoples Company is pleased to represent the Lawson Family members in the sale of 145.51± total acres of prime Winnebago County, Illinois farmland. The farmland is located six miles southeast of Durand, Illinois at the corner of W Campbell Road and N Campbell Road in Sections 29 and 30 of Harrison Township. The nearly 100% tillable farm includes 138.69 FSA cropland acres with an average Productivity Index rating of 111.7. The primary soil types include top producing silt loam soils of Fayette, Palsgrove, Stronghurst, and Rozetta. This high-quality farmland tract is located in a strong farming community and would make for a great add-on tract to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation.

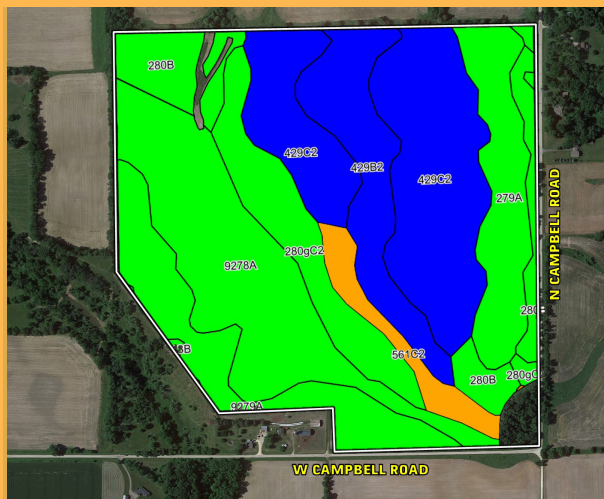
The single tract will be offered on a price per acre basis via **Public Auction** and will take place on **Tuesday, June 6th, 2023 at 10:00 AM** at the **Durand American Legion Post 676 in Durand, Illinois**. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available. Don't miss out on this tremendous opportunity to own Winnebago County, Illinois farmland!



Directions: From Durand, Illinois head south on IL-70 East/ North Center Street for 1 mile, then turn left (east) on IL-75 East for 3 miles. Turn right onto Moate Road for 2 miles (south). Turn left (east) onto W Campbell Road for half a mile. The property is on the left (north) side of the road. Look for Peoples Company signs.



145.51
Acres M/L



Code	Soil Description	Acres	Percent of field	Productivity Index Legend	Crop productivity index for optimum management
**429C2	Palsgrove silt loam	35.48	25.1%		**98
9278A	Stronghurst silt loam	29.86	21.1%		125
9279A	Rozetta silt loam	15.50	11.0%		120
**429B2	Palsgrove silt loam	14.74	10.4%		**100
**280G2	Fayette silt loam	14.10	10.0%		**113
279A	Rozetta silt loam	13.82	9.8%		120
**280B	Fayette silt loam	12.39	8.8%		**121
**561C2	Whalan and NewGlarus silt loams	5.32	3.8%		**89
**243B	St. Charles silt loam	0.16	0.1%		**121
Weighted Average					111.7

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Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Method: The tract will be offered via Public Auction and will take place at 10:00 AM at the Durand American Legion Post 676 in Durand, Illinois. The farmland tract will be sold on a per-acre basis through a traditional auction method. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

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 Winnebago 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 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 cash or check. All funds will be held in the Security First Title Company Trust Account.

Closing: Closing will occur on or before Friday, July 21st, 2023. The balance of the purchase price will be payable at closing in the form of a 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 2023 cropping season. Buyer will receive the second half payment of the cash rent totaling \$18,260.

Contract & Title: Immediately upon 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.

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. 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.





207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #16777



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WITH YOUR PHONE
CAMERA TO VIEW THIS
LISTING ONLINE!



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W CAMPBELL ROAD

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