



# FOR SALE: SMITH FARM

## Legal Description:

**Tract 1: 100+/- ac**

South 1/2 Section 12, Urbana Twp

**Tract 2: 67+/- ac**

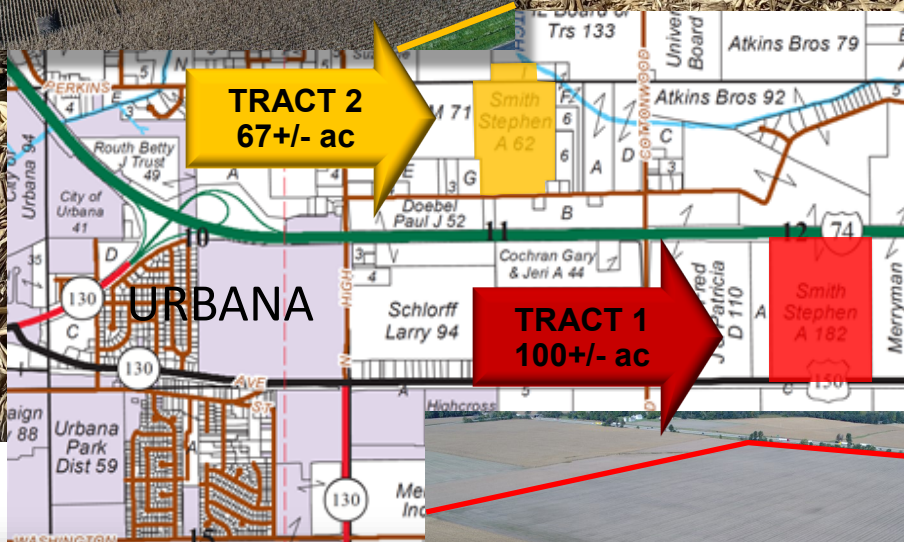
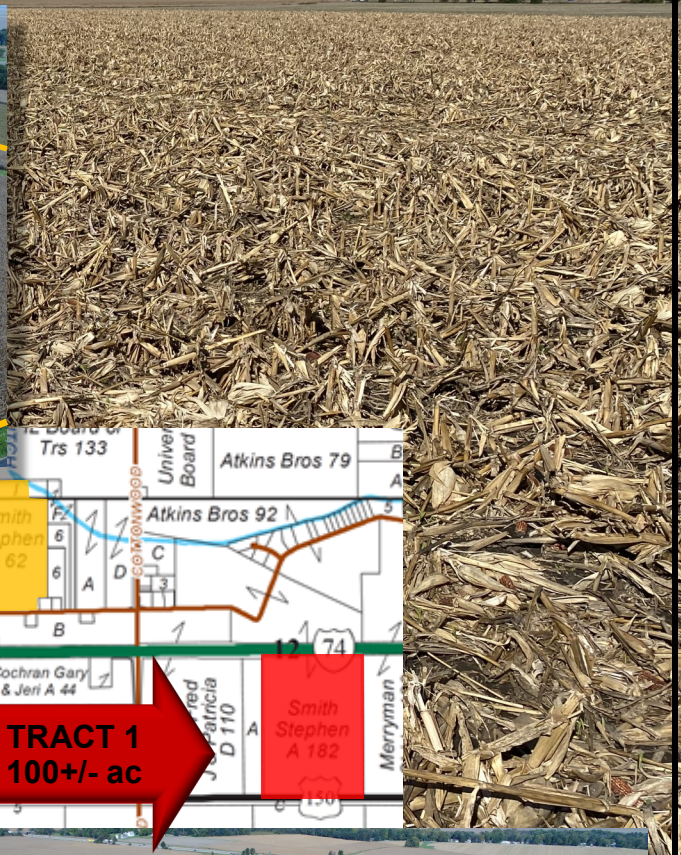
North 1/2 Section 11, Urbana Twp

Both to be sold subject to surveyed acres

**167 +/- Acres in 2 tracts**

**ONLINE AUCTION**

1.5 mi. East of Urbana  
Champaign County, IL



**ONLINE BIDDING**

Opens: Monday, November 22, 10:00 am

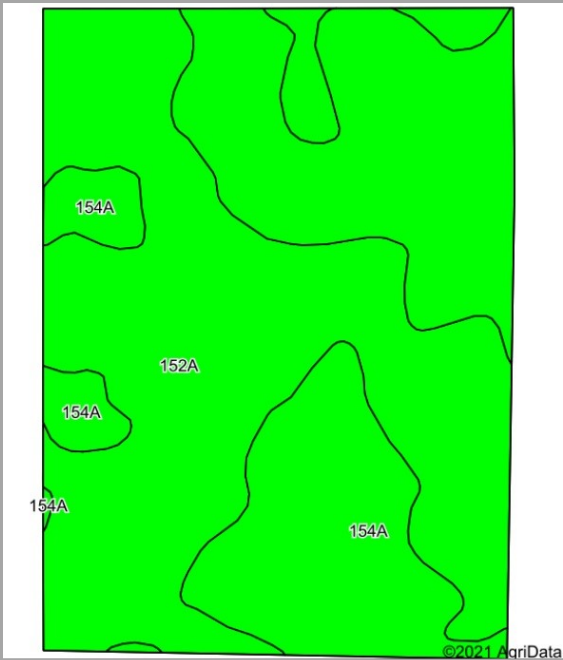
Closes: Tuesday, November 23, 2:00 pm

**Register and bid:**

[waibelfarmlandservices.bidwangler.com](http://waibelfarmlandservices.bidwangler.com)



# Tract 1 - Soil Map and Aerial Photo



Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt PI
152A	Drummer silty clay loam, 0 to 2 percent slopes	54.77	54.1%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	46.55	45.9%		194	63	144
<b>Weighted Average:</b>					<b>194.5</b>	<b>63.0</b>	<b>144.0</b>

## RE Taxes

PIN	Acres	20 Tax Pd 21	Tax/Ac
Pt 30-21-12-400-001	97.94	\$5,886.00	\$60.10

## Soil Tests

Test date	Field	pH	P	K
11/2019	N 80	5.8	57	244
11/2019	S 20	5.8	58	231

## Yield History (bu/ac)

Year	Corn	Beans
2021	239	76
2020	221	69
2019	189	64

## USDA/FSA Info. Tract 1:

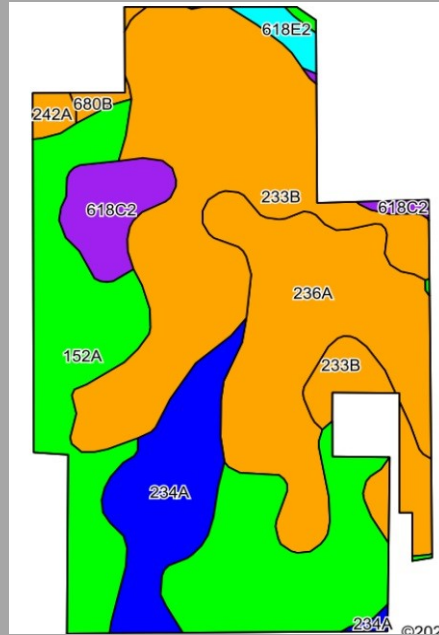
Farm: 3260  
 Tillable Acres: 101.28  
 Corn Base: 49.9 Ac\*  
 PLC Yield: 145  
 Soybean Base: 49.9 Ac\*  
 PLC Yield: 45  
 Wetlands: determination not complete  
 \* - prorated / estimated

[www.waibelfarmlandservices.com](http://www.waibelfarmlandservices.com)

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 217-590-0233 | 107 S. Lincoln St. | P.O. Box 1188 | Mahomet, IL 61853



# Tract 2 - Soil Map and Aerial Photo



Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt PI
233B	Birkbeck silt loam, 2 to 5 percent slopes	20.02	33.1%		165	51	121
152A	Drummer silty clay loam, 0 to 2 percent slopes	17.49	28.9%		195	63	144
236A	Sabina silt loam, 0 to 2 percent slopes	12.24	20.2%		168	52	122
234A	Sunbury silt loam 0 to 2 percent slopes	6.15	10.2%		179	57	131
618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	2.93	4.8%		136	44	100
618E2	Senachwine silt loam, 18 to 25 percent slopes, eroded	0.71	1.2%		110	35	80
242A	Kendall silt loam, 0 to 2 percent slopes	0.51	0.8%		172	53	125
680B	Campton silt loam, 2 to 5 percent slopes	0.38	0.6%		162	50	118
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.09	0.1%		189	60	139
<b>Weighted Average:</b>					<b>173.7</b>	<b>54.8</b>	<b>127.4</b>

## RE Taxes

PIN	Acres	20 Tax Pd 21	Tax/Ac
30-21-02-400-004	8.28	\$96.36	\$11.64
30-21-11-200-008	62.50	\$1,913.48	\$30.62

## Soil Tests

Test date	pH	P	K
4-27-2021	6.0	65.7	365

## USDA/FSA Info Tract 2:

Farm: 9986  
 Tillable Acres: 60.52  
 Corn Base: 29.9 Ac  
 PLC Yield: 139  
 Soybean Base: 29.9 Ac  
 PLC Yield: 45  
 Wetlands: Saline ditch

**Possession:** Full possession available for 2022 crop year.  
**Agency:** Waibel Farmland Services Inc. is agent for the seller.  
**Disclaimer:** Information in this brochure is believed to be accurate, but is subject to verification by buyers or others relying on it. No liability for errors or omissions is assumed by the seller or their agents.

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# Auction Terms and Conditions

## BIDDING PROCEDURES:

All bidding is open and public; provided, however, that each bidder shall be assigned a random bid number in order to keep the identity of bidders confidential. You or your authorized representative must be registered and approved to bid by Waibel Farmland Services Inc. via online registration at [www.waibelfarmlandservices.bidwrangler.com](http://www.waibelfarmlandservices.bidwrangler.com). Waibel Farmland Services Inc. reserves the right to request evidence of bidder's financial qualification from bidder's financial institution prior to approval. The property will be offered in two individual tracts.

Online bidding will open on Monday, November 22, 2021 at 10:00 AM CDT and remain open until Tuesday, November 23, 2021 at 2:00 PM CDT with a soft close, meaning that a high bid placed on either tract within the final 3 minutes of bidding will extend bidding on both tracts for an additional 3 minutes. Bidding will be on a dollars per acre basis, with your bid multiplied by surveyed acres to determine the final total price. Seller reserves the right to reject any and all bids.

Tracts will not be offered in combination.

Bidding by telephone is not permitted without prior approval of Waibel Farmland Services, Inc.

Bidding is not contingent upon financing. It is each bidder's responsibility to have arranged financing, if needed, and be capable of paying cash at closing.

Minimum bid increments are at the discretion of Waibel Farmland Services, Inc.

## TERMS OF SALE OUTLINED:

The Real Estate Contract is available for review upon request. It is the responsibility of each bidder to review the Contract prior to the start of the auction. The final bid price is subject to acceptance or rejection by Seller. The successful bidder will be required to sign the Real Estate Contract immediately upon being declared the successful bidder. The successful bidder will be provided the Real Estate Contract through either DocuSign or email .pdf document. A signed copy of the Contract must be received by Waibel Farmland Services, Inc. by 2:00 PM CDT on Wednesday November 24, 2021. Delivery may be to 107 S. Lincoln St, Mahomet, IL, pdf email to [brian@waibelfarmlandservices.com](mailto:brian@waibelfarmlandservices.com), or by other pre-arranged method.

Ten percent (10%) of the purchase price will be due as a non-refundable down payment within 24 hours of the close of the auction. The down payment may be paid in the form of wire transfer, a personal check, business check or cashier's check, immediately negotiable. Payments will be made payable to Waibel Farmland Services, Inc. Escrow Account.

The balance of the purchase price will be due at closing which shall be held on or before the 30<sup>th</sup> day following the close of the auction. Closing requirements will be as specified in the Real Estate Contract. Seller shall deliver full possession of the property to Buyer at closing subject to remaining rights of the current tenants under the 2021 crop leases.

Seller has requested a survey of both tracts. Copies of the survey will be available for review once completed. Farms will be sold based on surveyed acres. In the event the survey cannot be completed prior to the auction close date on November 23, 2021, sales contract will be based upon estimated/advertised acres and later adjusted to surveyed acres prior to closing.

**Contact: Waibel Farmland Services, Inc.**  
107 S. Lincoln  
P.O. Box 1188  
Mahomet, IL 61853

**[www.WaibelFarmlandServices.com](http://www.WaibelFarmlandServices.com)**  
Office: 217-590-0233  
Brian cell: 217-898-2757  
Seth cell: 217-898-7789

Seller shall furnish the Buyer, at Seller's expense, an Owner's Policy of Title Insurance in the amount of the purchase price at closing, and shall also provide at closing properly executed Trustee/Warranty deeds conveying the property to the Buyer.

The 2021 calendar year real estate taxes due and payable in 2022 shall be paid by Seller in the form of a credit at closing. The most recently ascertainable tax assessment and tax rate figures will be used to calculate the amount of credit to Buyer. Buyer will be responsible for all subsequent real estate taxes.

All 2021 crop year farm income and USDA payments shall be paid to and retained by the Seller.

The sale of property shall include all mineral rights owned by the Seller, if any.

The sale shall not include any personal property.

Waibel Farmland Services, Inc. has made or will make available on its website certain documents such as real estate tax bills, Real Estate Contract, aerial photographs, preliminary title commitment, etc. It is the responsibility of each bidder to review this information and conduct their own due diligence prior to the start of the auction.

The property is being sold subject to these limitations: State and federal regulations, restrictions as to use of or improvements on the property, any and all recorded or apparent easements including any utility, roadway, railway, and gas line easements, and any other limitations outlined in the Real Estate Contract and/or the preliminary title commitment.

The property is being sold on an "AS IS, WHERE IS AND WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property or its future use is made by Seller or Waibel Farmland Services, Inc.

In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, or in the event of an internet outage, Waibel Farmland Services, Inc. reserves the right to extend bidding, suspend the bidding, or close the bidding. Neither any company providing software nor Waibel Farmland Services, Inc. shall be held responsible for a missed or unrecorded bid, or the failure of the software to function properly, for any reason. E-Mail notification may be sent to registered bidders with updated information as deemed necessary by Waibel Farmland Services, Inc.

Sellers: Smith Living Trust, Deborah Smith

Sellers' attorney: Paul Cole of Erwin, Martinkus, & Cole Ltd.

Waibel Farmland Services, Inc. and its representatives are the exclusive agents of the Seller.

The closing on the Real Estate shall take place on or before December 23, 2021.

Thank you for your interest in this property. If you have any questions, please feel free to contact Brian Waibel or Seth Waibel.

**ANY ANNOUNCEMENTS MADE BY EITHER THE DESIGNATED MANAGING BROKER OR THE BROKER SHALL TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



**Disclaimer:** Information in this brochure is believed to be accurate, but is subject to verification by buyers or others relying on it. No liability for errors or omissions is assumed by the seller or their agents.

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