

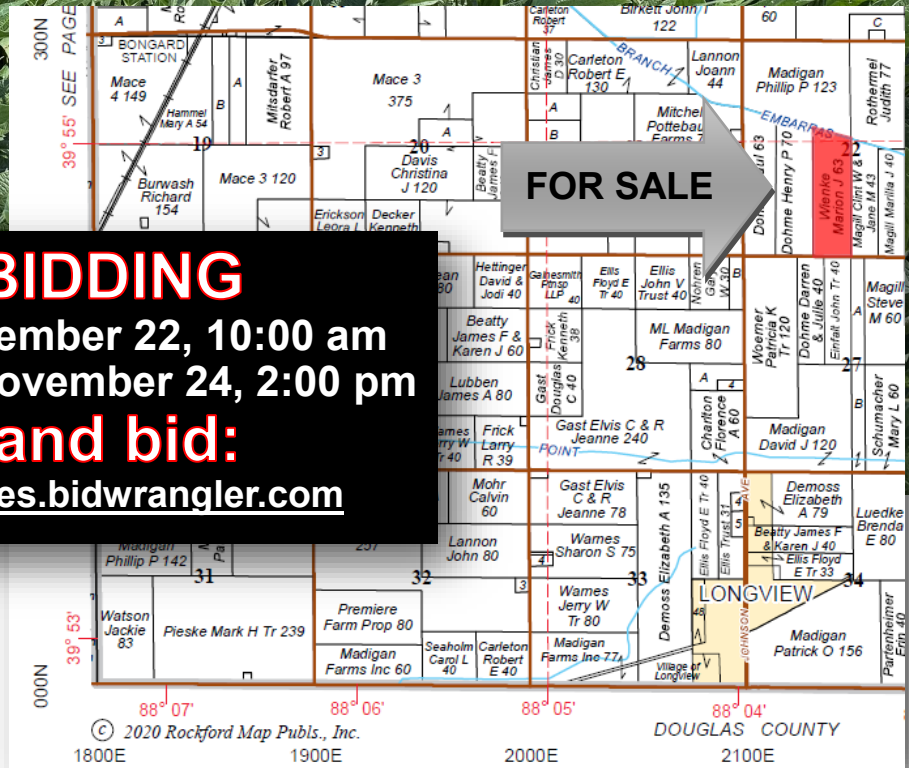


FOR SALE: WIENKE FARM

Legal Description:

Pt of Section 22, T17N,
R10E of the 3rd P.M.

64.44 Surveyed Acres
ONLINE AUCTION
1.5 mi NE of Longview
Champaign County, IL



ONLINE BIDDING
Opens: Monday, November 22, 10:00 am
Closes: Wednesday, November 24, 2:00 pm
Register and bid:
waibelfarmlandservices.bidwrangler.com

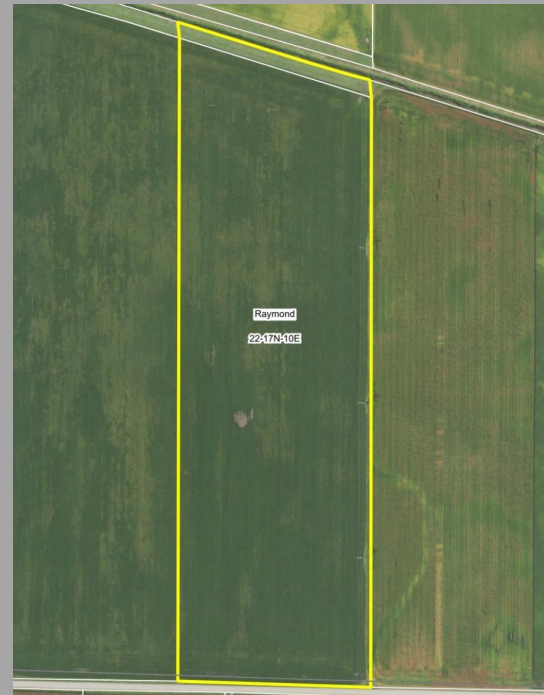
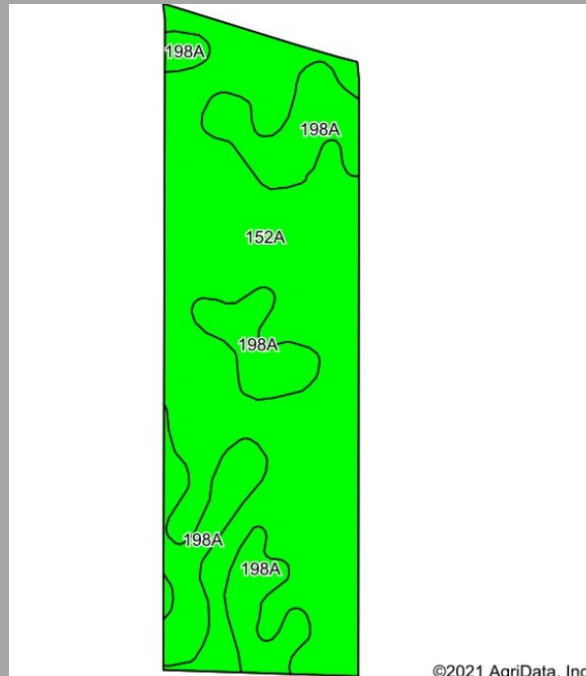
Soil Tests			
Test date	pH	P	K
2020	6.3	57.1	164

www.waibelfarmlandservices.com

brian@waibelfarmlandservices.com | seth@waibelfarmlandservices.com

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

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	43.66	71.2%		195	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	17.69	28.8%		197	61	143
Weighted Average:					195.6	62.4	143.7

USDA/FSA Info.:

Farm: 8797
 Tillable Acres: 61.50
 Corn Base: 44.92 Ac
 PLC Yield: 169
 ARC-CO
 Soybean Base: 14.98 Ac
 PLC Yield: 60
 ARC-PLC
 CRP: 1.51 ac contract 11973
 paying \$368/yr.
 Wetlands: None

RE Taxes

PIN	Acres	20 Tax Pd 21	Tax/Ac
21-34-22-300-004	63.35	\$3,605.58*	\$56.92
*includes \$190.06 drainage assessment			

Yield History (bu/ac)

Year	Corn	Beans
2020	200	
2019		70
2018	232	
2017		70
2016	211	
2015		64
yields include adjacent acres		

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. Waibel Farmland Services Inc. reserves the right to request evidence of bidder's financial qualification from bidder's financial institution prior to approval.

Online bidding will open on Monday, November 22, 2021 at 10:00 AM CDT and remain open until Wednesday November 24, 2021 at 2:00 PM CDT with a soft close, meaning that a high bid placed on the tract within the final 3 minutes of bidding will extend bidding for an additional 3 minutes. Bidding will be on a dollars per acre basis, with your bid multiplied by 64.44 acres to determine the final total price. Seller reserves the right to reject any and all bids.

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 Monday November 29, 2021. Delivery may be to 107 S. Lincoln St, Mahomet, IL, pdf email to seth@waibelfarmlandservices.com, or by other pre-arranged method.

Ten percent (10%) of the purchase price will be due as a non-refundable down payment by 2:00 PM CDT on Monday November 29, 2021. The down payment must be paid in the form of wire transfer. Payments will be made payable to Allied Capital Title.

The balance of the purchase price will be due at closing which shall be held on or before December 31, 2021. 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 tenant under the 2021 crop lease, which has been terminated. A copy of the lease termination agreement is available for review upon request.

Property has been surveyed and is being sold as 64.44 surveyed acres. A copy of the survey is available for review upon request.

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 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 available on its website certain documents such as real estate tax information, Real Estate Contract, aerial photographs, soil test results, preliminary title search, property survey, 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 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.

Seller: Mark Wienke, Lieschen Wienke, Marla Wienke

Seller's attorney: David A. Fernandes, J.D., The Title Center

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

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.

**Contact: [Waibel Farmland Services, Inc.](http://www.waibelfarmlandservices.com)
107 S. Lincoln
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Mahomet, IL 61853**

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Seth cell: 217-898-7789**



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