

**Sale Name:** 35.39 +/- Acres Leroy Frohning Heirs

**LOT 1 - 1 Tract - 35.39+/- Acres**



### **Description**

**SELLAFARM**

**Your Team On The Ground**

**Jasper Co. IL Land Auction**

**35.39+/- Acres, 20.4+/- Tillable, 14.99+/- Wooded Acres**

**Live Auction with Live Online Bidding**

**Thursday, April 13th, 2022, 5 PM CST**

**SELLAFARM Auditorium 101 S. Jackson, Newton, IL**

**Tract 1 – 35.39+/- Acres, 20.4+/- Tillable, 14.99+/- Wooded Acres**

**Quick Access to IL Route 130!**

**Location: From Newton, IL:** 4.5 Mi. South of Newton, IL on Illinois State Route 130 to E. 400th Ave, West 1.5 Mi to land location. Signs and Full-Color, Multi-Page Brochures posted.

**Brief Legal:** Part of the NSW1/4 SE1/4, Section 32, Fox (N) Township, Jasper County, Illinois, T6N-R10E. Brief Descriptions are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**Access:** Direct Access to 400th Ave.

**Farm Rights:** Buyer to Have 2023 Farm Rights!

**Mineral Rights:** Seller to retain all interest in all oil, gas, hydrocarbons & any other minerals owned by sellers if any.

**Possession:** Possession date of closing.

**Survey:** Any survey cost to be paid by buyer(s). Any acreage difference greater than half (1/2) acre plus or minus from the advertised acreage discovered in survey will be reflected in price adjustment based upon original bid price per acre & original buyer's premium per acre.

**Online Bidders:** Please Make sure to hit the Blue "Enter Auction" button as well as the "View Live Stream" Button for live video feed.

**Online Bidders:** Please take special note of the countdown timer shown on the screen. It may be extended or shortened at any moment to reflect when we go to a 60-second countdown timer. Online bidders are encouraged to bid early and often as technical issues may arise. 60 Second Timer will be placed on the screen once owner confirmation has been obtained.

**Terms:** 10% down day of sale non-refundable escrow. 6% Buyer's Premium. Closing to occur as soon as necessary documents are prepared, Plan to Close by Year's End. Have financial arrangements made prior to the auction as the sale is not contingent upon the Buyer(s) ability to obtain financing.

**R.E. Estimated Taxes:** Jasper County Assessor Parcel Index Number: 29-13-32-400-014. Total Tax of \$517.00. 2022 taxes, due & payable 2023 to be paid by SELLAFFARM to buyer(s) as estimated credit on date of closing. Buyer(s) thereafter. See digital copy of real estate tax bill that are posted to [www.sellafarm.com](http://www.sellafarm.com) for tax bills, view anytime.

**Title:** Seller shall furnish the buyer(s) at Seller's expense an Owners Policy of Title Insurance in the amount of the purchase price for surface rights only, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s). Weber, Heap, Ayres & Greene, P.C., Newton, IL will be the closing agent.

**Agency:** SELLAFFARM, Your Team on the Ground and its representatives are acting as Agents for the Seller.

**Approval of Bids:** Being sold subject to owner confirmation.

**Bidding:** All Bidding will be on a per acre basis from beginning to end. 60 Second Timer will be placed on the screen once owner confirmation has been obtained.

**Other Announcements:** All information provided is from sources deemed reliable however not guaranteed. Parties relying on such are urged to perform due diligence and base their decisions upon that information. Announcements made on the podium day of the auction take precedence over any previous information.

Log onto [www.sellafarm.com](http://www.sellafarm.com) downloadable multi-page brochure, aerials, FSA Maps, Soil & Topography Maps, drone tour, ground photos & plats.

**Prospective Buyer(s) are welcome to walk the land at their Convenience!**

**Leroy Frohning Heirs - Seller**

**Quantity: 1**



**<https://www.sellafarm.com/>**