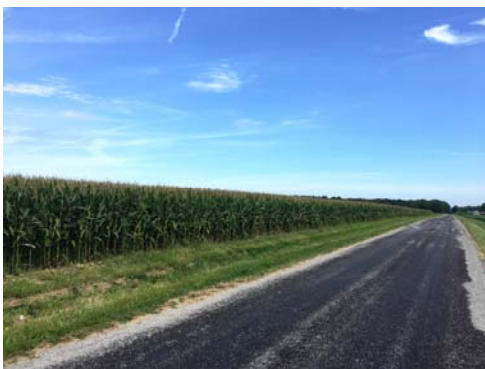


Land Auction

September 18, 2018 @ 7:00 pm



Auction Location
Okawville American Legion
205 N Hanover St, Okawville, IL



The Smith Trust Farm
285.55 Acres, Offered in Four Tracts
Plum Hill Township, Washington County, Illinois



Dale Kellermann, AFM

Listing Broker / Auction Manager

Dale.Kellermann@FirstIllinoisAgGroup.com

138 Eagle Dr. Suite B
O'Fallon, Illinois 62269

618.622.9490

**FIRST ILLINOIS
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The Smith Trust - Land Auction

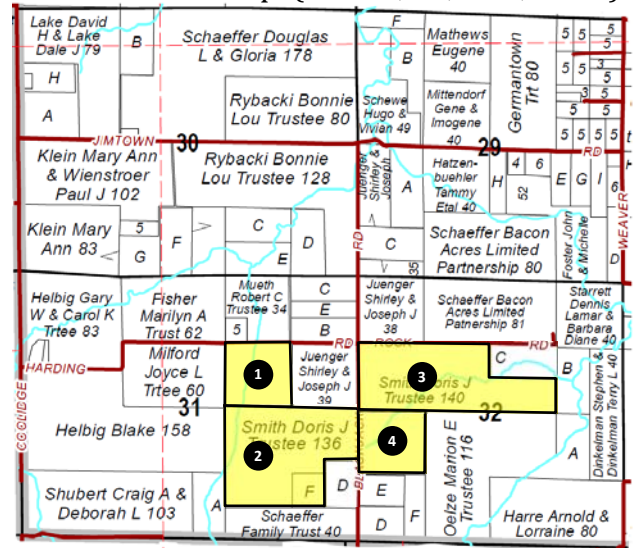
PUBLIC AUCTION OF 285.55 ACRES - OFFERED IN FOUR TRACTS

The Smith Trust Farm will be offered at public auction on September 18th at 7:00pm. This prime Washington County real estate is being made available in four tracts of varying sizes. Access is provided from Blackjack Rd and Harding Rd, with each tract comprised of productive soils. Multiple tracts contain wooded acreage providing excellent wildlife habitat for the hunting enthusiast.

Make plans to attend this outstanding public offering of Washington County Farmland. Additional information on this unique sale along with individual tract maps can be found online or by contacting Dale Kellermann at 618-622-9490.

www.FirstIllinoisAgGroup.com

Plum Hill Township (Sec. 31, 32, T 2S, R 4W)



Reproduced with permission from Rockford Maps.

AERIAL PHOTO OF SALE PROPERTY



*Property lines are approximate.

Dale Kellermann, Auction Manager - 618.622.9490



TRACT DESCRIPTIONS

TRACT

1

40.00 Tax Acres

An outstanding mix of tillable and wooded acreage with exceptional accessibility.

FSA Information:

Crop	Base Acres	PLC Yield	Program
Corn	5.8	77	ARC-CO
Beans	11.7	20	ARC-CO
Wheat	5.5	41	ARC-CO
Sorg.	4.2	66	ARC-CO

*FSA data is a prorated estimate

Est. Tillable Acres: 21.6 (+/-)
Soil Productivity Index: 87.8

Predominate Soil Types

*Hickory Clay Loam: (56.7%)
Winfield Silt Loam: (39.4%)*

Tax Information:

PIN	2017 AV	2017 Taxes	Per Acre
14-11-31-200-002	\$ 3,213	\$ 245.20	\$ 6.13

TRACT

2

106.00 Tax Acres

A unique opportunity to own a large tract of productive farmland with excellent drainage.

FSA Information:

Crop	Base Acres	PLC Yield	Program
Corn	24.2	77	ARC-CO
Beans	48.4	20	ARC-CO
Wheat	22.7	41	ARC-CO
Sorg.	17.2	66	ARC-CO

*FSA data is a prorated estimate

Est. Tillable Acres: 91.9 (+/-)
Soil Productivity Index: 102.7

Predominate Soil Types

*Marine Silt Loam: (45.5%)
Winfield Silt Loam: (20.7%)*

Tax Information:

PIN	2017 AV	2017 Taxes	Per Acre
14-11-31-400-007	\$ 8,287	\$ 632.44	\$ 8.32
14-11-31-400-002	\$ 2,568	\$ 195.98	\$ 9.80
14-11-31-400-003	\$ 1,012	\$ 77.24	\$ 7.72

TRACT

3

100.00 Tax Acres

Superior farmland with well established timber acreage. An unmatched "farm and hunt" ownership opportunity.

FSA Information:

Crop	Base Acres	PLC Yield	Program
Corn	22.8	77	ARC-CO
Beans	45.7	20	ARC-CO
Wheat	21.4	41	ARC-CO
Sorg.	16.2	66	ARC-CO

*FSA data is a prorated estimate

Est. Tillable Acres: 84.1 (+/-)
Soil Productivity Index: 97.1

Predominate Soil Types

*Marine Silt Loam: (51.9%)
Blair Silt Loam: (28.1%)*

Tax Information:

PIN	2017 AV	2017 Taxes	Per Acre
14-11-32-100-003	\$ 7,662	\$ 584.74	\$ 7.31
14-11-32-200-005	\$ 937	\$ 71.52	\$ 3.57

TRACT

4

39.55 Tax Acres

Nearly all tillable, well-drained, and sized right... A great addition to any farm or investment land portfolio.

FSA Information:

Crop	Base Acres	PLC Yield	Program
Corn	10.5	77	ARC-CO
Beans	20.9	20	ARC-CO
Wheat	9.8	41	ARC-CO
Sorg.	7.4	66	ARC-CO

*FSA data is a prorated estimate

Est. Tillable Acres: 38.6 (+/-)
Soil Productivity Index: 94.9

Predominate Soil Types

*Marine Silt Loam: (58.4%)
Blair Silty Clay Loam: (36.3%)*

Tax Information:

PIN	2017 AV	2017 Taxes	Per Acre
14-11-32-300-008	\$ 3,505	\$ 267.50	\$ 6.76



Location of the Sale Property



Procedure of Auction

The sale property is being offered in four tracts with the "Buyers Choice & Privilege" method of sale being utilized. Bidding on the day of auction will be based on real estate tax acreage. The final sale price shall be based on tax acres multiplied by the per acre bid at the auction. *Seller reserves the right to reject any and all bids.*

Down Payment and Closing

Ten percent (10%) down payment will be required on the day of the auction, with the balance due at closing. Closing to be scheduled within thirty (30) days of contract date. Your bidding *is not* contingent on financing- please make financing arrangements prior to the day of sale.

Title Policy/Minerals

The buyer(s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of coal and mineral rights will be conveyed with the land.

Real Estate Taxes

The 2018 calendar year taxes that are due in 2019 shall be paid by the Seller. Buyer will receive a credit at closing. Buyer will be responsible for all subsequent years of taxes.

Possession

Possession will be granted at closing of this transaction subject to the rights of tenant in possession.

Current Operation

Larry Helbig currently operates the sale property under the terms of a 40/60 crop share lease arrangement. Larry would appreciate the opportunity to discuss future leasing opportunities. Larry's lease has been terminated upon the harvest of the 2018 crops and tenancy will be open for the 2019 crop year.

Agency Disclosure

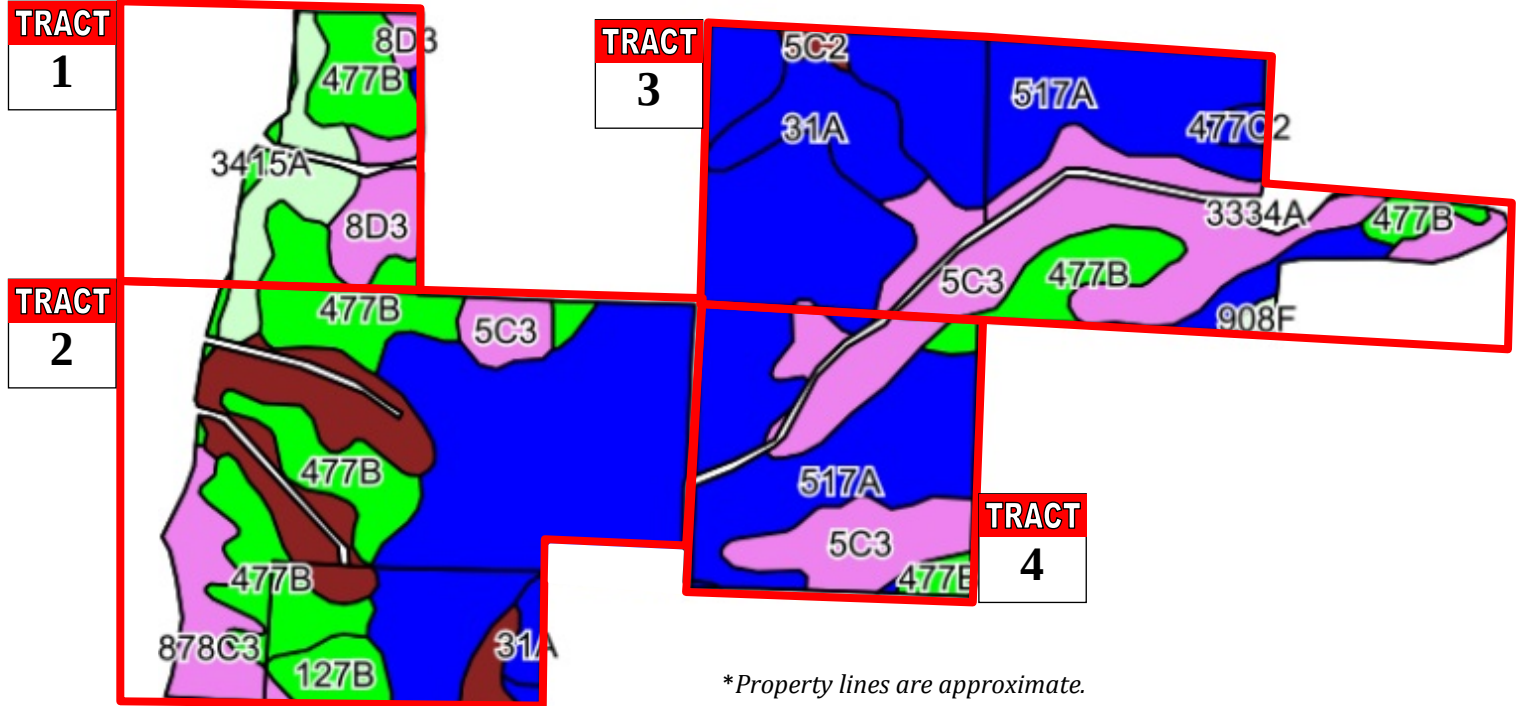
First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.

Disclaimer

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

Bruce Huber, Auctioneer - 217.521.3537

SOIL MAP OF SALE PROPERTY



Code	Soil Description	% of Area	Color	Corn Bu/A	Soy. Bu/A	Wheat Bu/A	PI Rating
517A	Marine silt loam, 0 to 2 % slopes	45.80%	Blue	144	45	56	104
**5C3	Blair silty clay loam, 5 to 10 % slopes, severely eroded	17.10%	Pink	**102	**33	**41	**77
**477B	Winfield silt loam, 2 to 5 % slopes	15.40%	Green	**160	**50	**62	**118
**5C2	Blair silt loam, 5 to 10 % slopes, eroded	5.80%	Brown	**124	**41	**50	**94
31A	Pierron silt loam, 0 to 2 % slopes	4.00%	Blue	136	43	55	102
**8F3	Hickory clay loam, 18 to 35 % slopes, sev. eroded	3.10%	Light Green	**71	**24	**29	**54
**878C3	Coulterville-Grantfork silty clay loams, 5 to 10 % slopes, sev. eroded	3.10%	Pink	**101	**33	**37	**75
**8D3	Hickory clay loam, 10 to 18 % slopes, sev. eroded	2.50%	Pink	**98	**33	**40	**75
**127B	Harrison silt loam, 2 to 5 % slopes	1.50%	Green	**177	**54	**69	**129
796A	Huey-Burksville silt loams, 0 to 2 % slopes	0.80%	Brown	123	44	48	97
3415A	Orion silt loam, 0 to 2 % slopes, frequently flooded	0.50%	Green	180	57	66	131
**477C2	Winfield silt loam, 5 to 10 % slopes, eroded	0.40%	Blue	**151	**47	**59	**111
**908F	Hickory-Kell silt loams, 18 to 35 % slopes	0.30%	Light Green	**87	**29	**34	**67

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

a UNF = unfavorable; FAV = favorable*c: Using Capabilities Class Dominant Condition Aggregation Method

FIRST ILLINOIS AG GROUP

138 Eagle Dr.
O'Fallon, IL 62269

Smith Land Auction

September 2018

S	M	T	W	R	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Auctioneer: Bruce Huber #441.001.558

➤ Land Auction Washington County, IL

Enhancing Farmland Ownership

FIRST ILLINOIS
AG GROUP



From L to R: Brennen Kraft, Dale Kellermann, Jim Schroeder, Bruce Huber, Logan Frye

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