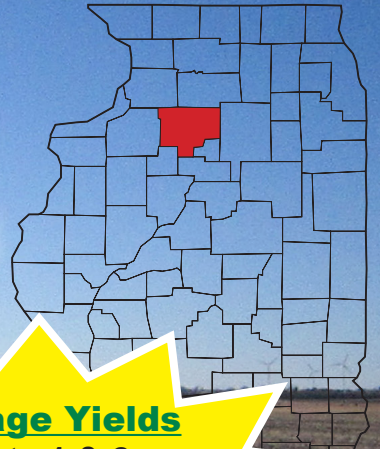


FARMLAND AUCTION

Bureau County, Illinois

284.04+/- TOTAL ACRES*

264.91+/- EST. CROPLAND ACRES



Average Yields

Tracts 1 & 2:

Corn - 241.33 bpa

Tract 3:

Corn - 221.5 bpa

Soybeans - 50.5 bpa

Offered in 3 Tracts

Sellers: James E. Albrecht Trust & Laura D. Albrecht Trust

**Thursday
JANUARY 30, 2020
10:00 a.m.**

**Bureau County Metro Center
837 Park Ave. West
Princeton, Illinois 61356**

**Bidder registration
begins at 9:15 a.m.**

**Subject to survey*



For more information, contact:

**Timothy A. Harris, III. Licensed Auctioneer
815-875-7418 timothy.a.harris@pgim.com**

22263 1365 N Ave, Princeton, IL 61356 - Ill. Licensed Auctioneer #441.001976



**CAPITAL
AGRICULTURAL
PROPERTY
SERVICES**

www.capitalag.com

Bureau County Farm Auction Information

Auction: Thursday, January 30, 2020, at 10:00 a.m.
Bureau County Metro Center
837 Park Avenue West, Princeton, IL
Bidder Registration begins at 9:15 a.m.

Procedure: 284.04± total acres will be offered in three tracts. Each tract will be offered only once during the auction. If buyer desires the entire property, buyer must be the highest bidder on each tract. Property will be sold in a manner resulting in the highest sales price per acre, subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one sales contract and deed per tract. Further divisions are the responsibility of the buyer(s). Property is being sold on an "as is/where is" basis.

Bidder(s) should arrange financing prior to the auction and should be prepared to enter into contract following the auction. Bidder(s) assume(s) all responsibility for obtaining any financing for the purchase of property and neither Owner/Seller nor Broker/Auction Company assumes any responsibility for Buyer's inability to obtain financing.

Terms: Cash. Ten percent (10%) earnest money deposit of contract selling price required on auction day at time of signing the purchase agreement. Balance due upon closing.

Mineral Rights: Any mineral rights owned by Seller will be conveyed to Buyer.

Lease: Lease is open for 2020.

Closing & Possession: Closing to occur on or before February 29, 2020, subject to rights of the current tenant.

Survey: A survey has been completed for Tracts 1 & 2 combined. If the tracts are sold separately, owner will provide a survey for each individual tract. Tract 3 is being surveyed and will be available the day of the auction. Owner/Seller will not provide surveys for any other tract divisions.

Real Estate Taxes: Seller will be responsible for the 2019 real estate taxes payable in 2020. Buyer will be given a credit at closing for the 2019 real estate taxes payable in 2020, based upon the most current and available information. According to the Bureau County Treasurer's Office, the total 2018 pay in 2019 real estate taxes were \$8,337.86.

Other: Wind turbine & appx. 20 acres on Tract 3 not part of this offering.

Seller's Attorney: Michael E. Massie
Massie & Quick, LLC

Seller: James E. Albrecht Trust & Laura D. Albrecht Trust

Auctioneer: Timothy A. Harris, Managing Broker
Illinois Auctioneer Lic. #441.001976

Agency: Capital Agricultural Property Services, Inc. and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

All announcements made the day of auction take precedence over any prior advertising, either written or oral.

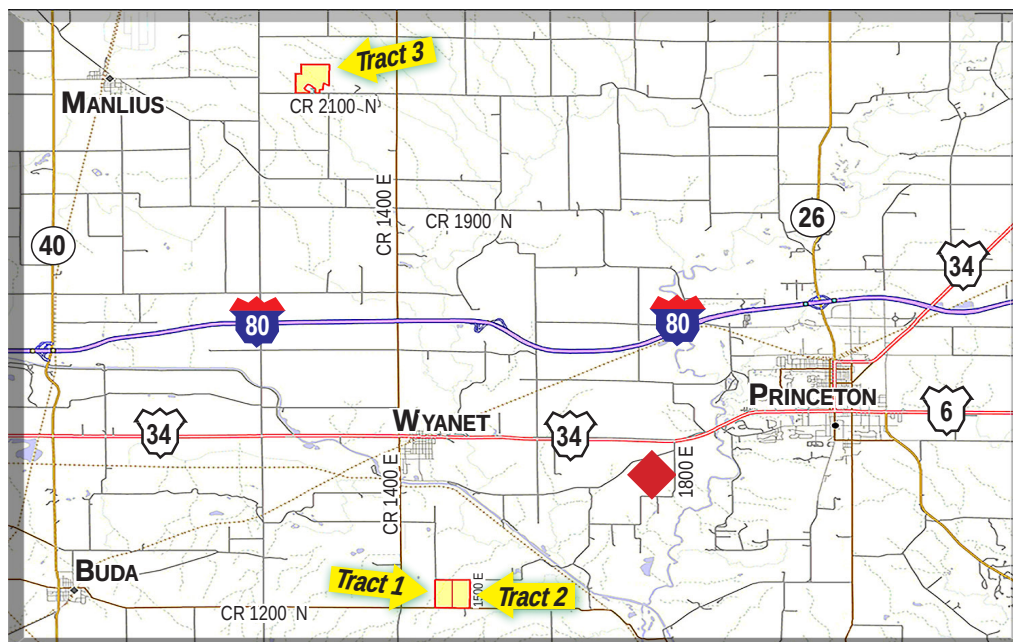
All absentee & telephone bidders must register with auctioneer 48 hours prior to the auction.

For more information, contact:

Timothy A. Harris
815-875-7418

timothy.a.harris@pgim.com

Auction Location:  Bureau County Metro Center
837 Park Ave. W., Princeton, IL



Farm Locations:

Tract 1: Approx. 2.5 mi. south and east of Wyanet on CR 1200 N and CR 1500 E

Tract 2: Approx. 2.5 mi. south and east of Wyanet on CR 1200 N and CR 1500 E

Tract 3: Approx. 6 mi. north and east of Wyanet on CR 2100 N

Tract 1

82.02 TOTAL ACRES*
80.11 EST. CROPLAND ACRES

Property Location:

Part of the West Half of Section 33, in Wyanet Twp 16N, Range 8E, Bureau Co., Ill.

Improvements: None

Survey: A survey has been completed for Tracts 1 & 2 combined. If the tracts are sold separately, owner will provide a survey for each individual tract.

FSA Information: Farm #9317 - Tract #10805

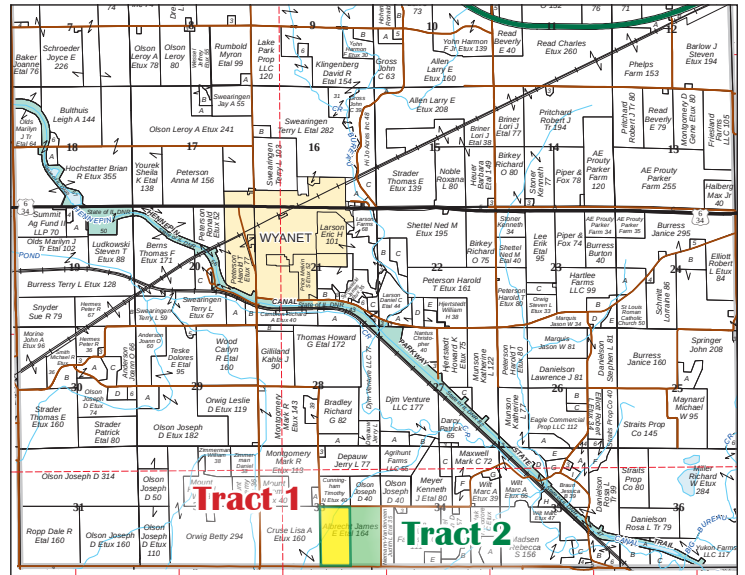
Crop	Base Acres*	PLC Yield
Corn	89.30	151
Soybeans	70.20	52

*Exact base acres/yield to be determined after reconstitution by the Bureau Co. FSA Office.

Parcel Real Estate Taxes for 2018 paid in 2019:

Parcel No.	Tax Acres*	R/E Tax*	Tax Per Ac.
15-33-400-001	82.02	\$2,691.14	\$32.81

*Tax acres and real estate taxes paid are estimated and will be determined upon split with the Bureau County Assessor's Office.



Winning Bid: \$

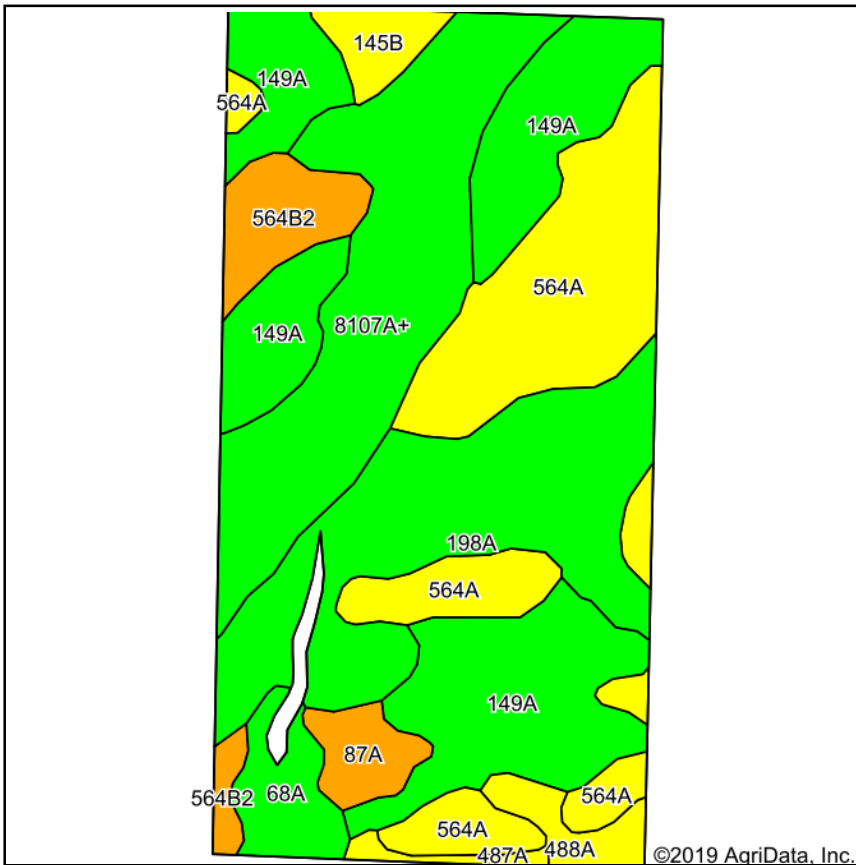


Maps Provided By:
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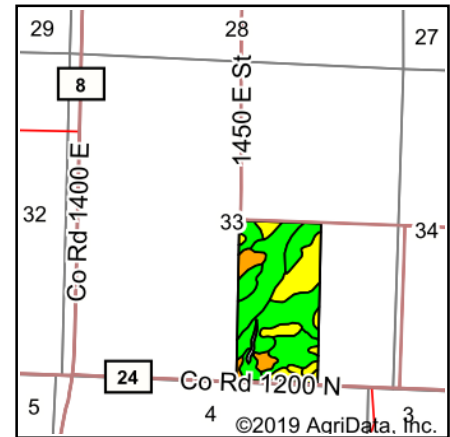
*Tax Acres provided by Bureau County Assessor's Office. Soils data provided by University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers. Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 1

82.02 TOTAL ACRES*
80.11 EST. CROPLAND ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **33-16N-8E**
 Township: **Wyanet**
 Acres: **79.41**
 Date: **12/16/2019**



Maps Provided By:

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Code	Soil Description	Percent % Slopes	Acres	Percent of Field	Ill. State PI Legend	Corn Bu/A	Soybeans Bu/A	Crop PI for Optimum Mgt.
149A	Brenton silt loam	0 to 2	20.08	25.3%		195	60	141
8107A+	Sawmill Silt Loam	0 to 2	15.55	19.6%		189	60	139
564A	Waukegan Silt Loam	0 to 2	15.52	19.5%		162	53	119
198A	Elburn silt loam	0 to 2	15.28	19.2%		197	61	143
564B2**	Waukegan Silt Loam	2 to 5	3.66	4.6%		**154	**50	**113
68A	Sable silty clay loam	0 to 2	2.66	3.3%		192	63	143
488A	Hooppole loam	0 to 2	2.59	3.3%		163	54	121
87A	Dickinson sandy loam	0 to 2	1.88	2.4%		142	46	104
145B**	Saybrook silt loam	2 to 5	1.61	2.0%		**177	**56	**131
487A	Joyce silt loam	0 to 2	.58	.7%		180	57	132
**Indexes adjusted for slope & erosion according to Bulletin 811 Table S3				Weighted Average		183	57.8	133.7

*Tax Acres provided by Bureau County Assessor's Office. Soils data provided by University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers. Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 2

82.02 TOTAL ACRES*
80.11 EST. CROPLAND ACRES

Property Location:

Part of the East Half of Section 33, in Wyand Twp 16N, Range 8E, Bureau Co., Ill.

Improvements: None

Survey: A survey has been completed for Tracts 1 & 2 combined. If the tracts are sold separately, owner will provide a survey for each individual tract.

FSA Information: Farm #9317 - Tract #10805

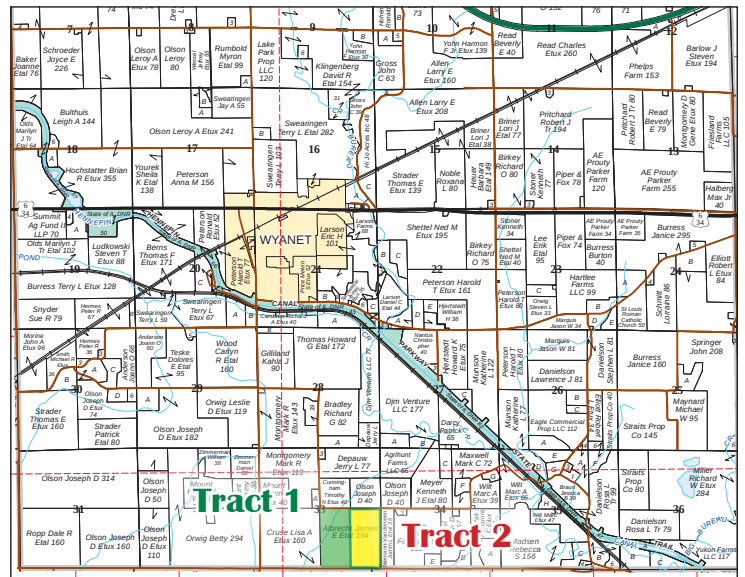
Crop	Base Acres*	PLC Yield
Corn	89.30	151
Soybeans	70.20	52

*Exact base acres/yield to be determined after reconstitution by the Bureau Co. FSA Office.

Parcel Real Estate Taxes for 2018 paid in 2019:

Parcel No.	Tax Acres*	R/E Tax*	Tax Per Ac.
15-33-400-001	82.02	\$2,691.14	\$32.81

*Tax acres and real estate taxes paid are estimated and will be determined upon split with the Bureau County Assessor's Office.



Winning Bid: \$

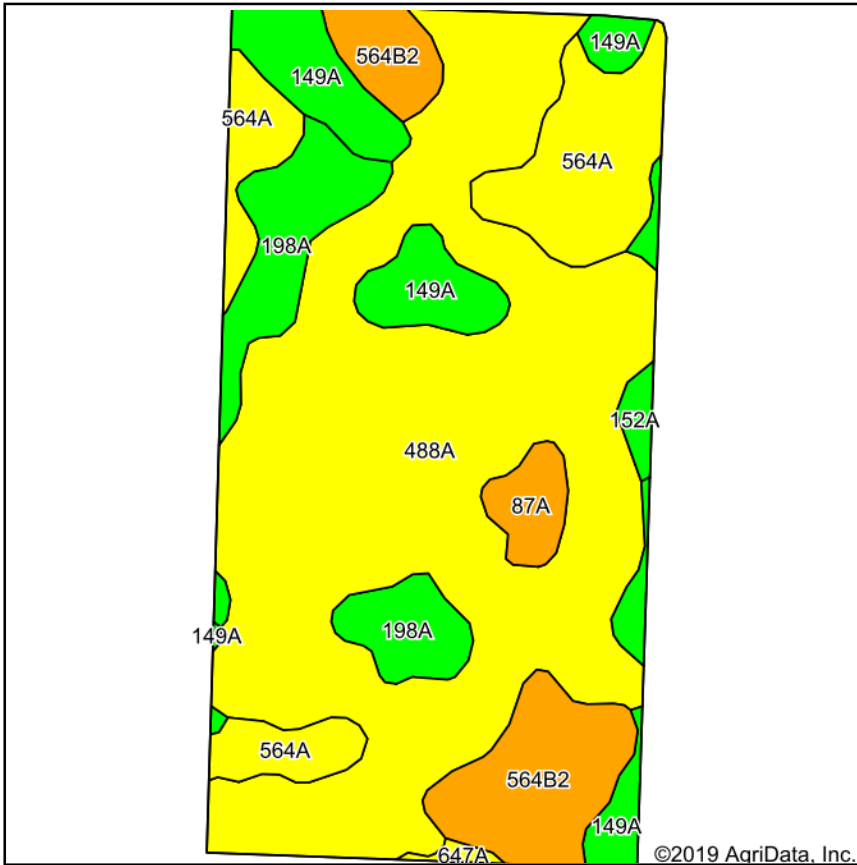


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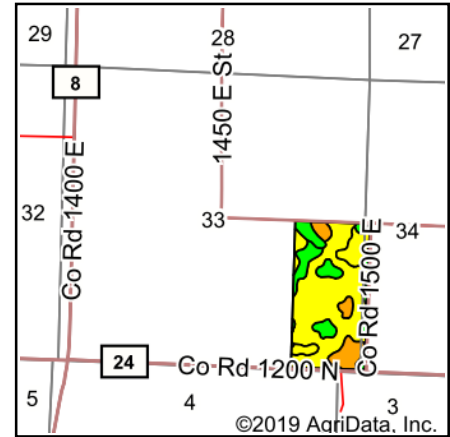
*Tax Acres provided by Bureau County Assessor's Office. Soils data provided by University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers. Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 2

82.02 TOTAL ACRES*
80.11 EST. CROPLAND ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **33-16N-8E**
 Township: **Wyanet**
 Acres: **80.11**
 Date: **12/16/2019**



Code	Soil Description	Percent % Slopes	Acres	Percent of Field	Ill. State PI Legend	Corn Bu/A	Soybeans Bu/A	Crop PI for Optimum Mgt.
488A	Hooppole loam	0 to 2	46.48	58.0%		163	54	121
564A	Waukegan Silt Loam	0 to 2	9.54	11.9%		162	53	119
149A	Brenton silt loam	0 to 2	7.51	9.4%		195	60	141
564B2**	Waukegan Silt Loam	2 to 5	7.35	9.2%		**154	**50	**113
198A	Elburn silt loam	0 to 2	6.48	8.1%		197	61	143
87A	Dickinson sandy loam	0 to 2	1.59	2.0%		142	46	104
152A	Drummer silty clay loam	0 to 2	.90	1.1%		195	63	144
647A	Lawler loam	0 to 2	.26	.3%		157	52	118

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

Weighted Average

167.7

54.6

123.6

*Tax Acres provided by Bureau County Assessor's Office. Soils data provided by University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers. Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 3

120.00 TOTAL ACRES*
104.69 EST. CROPLAND ACRES

Property Location:

Part of the Southeast Quarter of Section 18, in Bureau Twp 17N, Range 8E, Bureau Co., Ill.

Improvements: None

Survey: A survey is being completed and will be available the day of the auction.

FSA Information: Farm #239 - Tract #1076

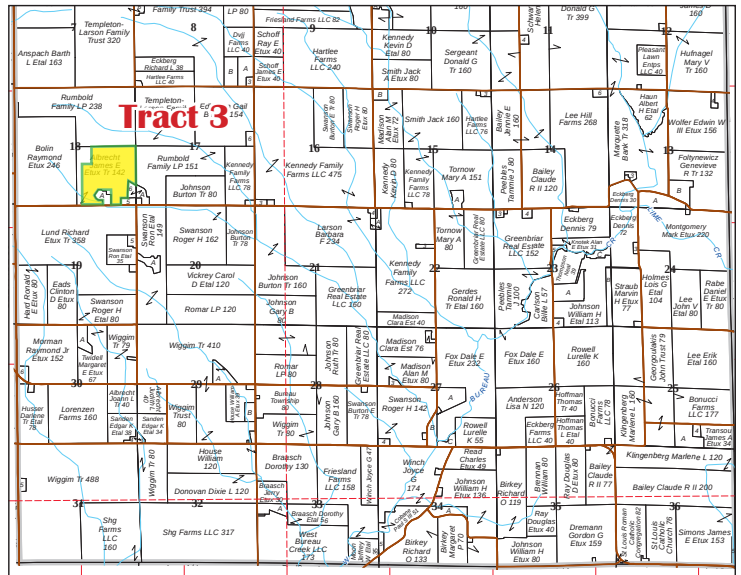
Crop	Base Acres*	PLC Yield
Corn	79.04	126
Soybeans	43.86	43

*Exact base acres/yield to be determined after reconstitution by the Bureau Co. FSA Office.

Parcel Real Estate Taxes for 2018 paid in 2019:

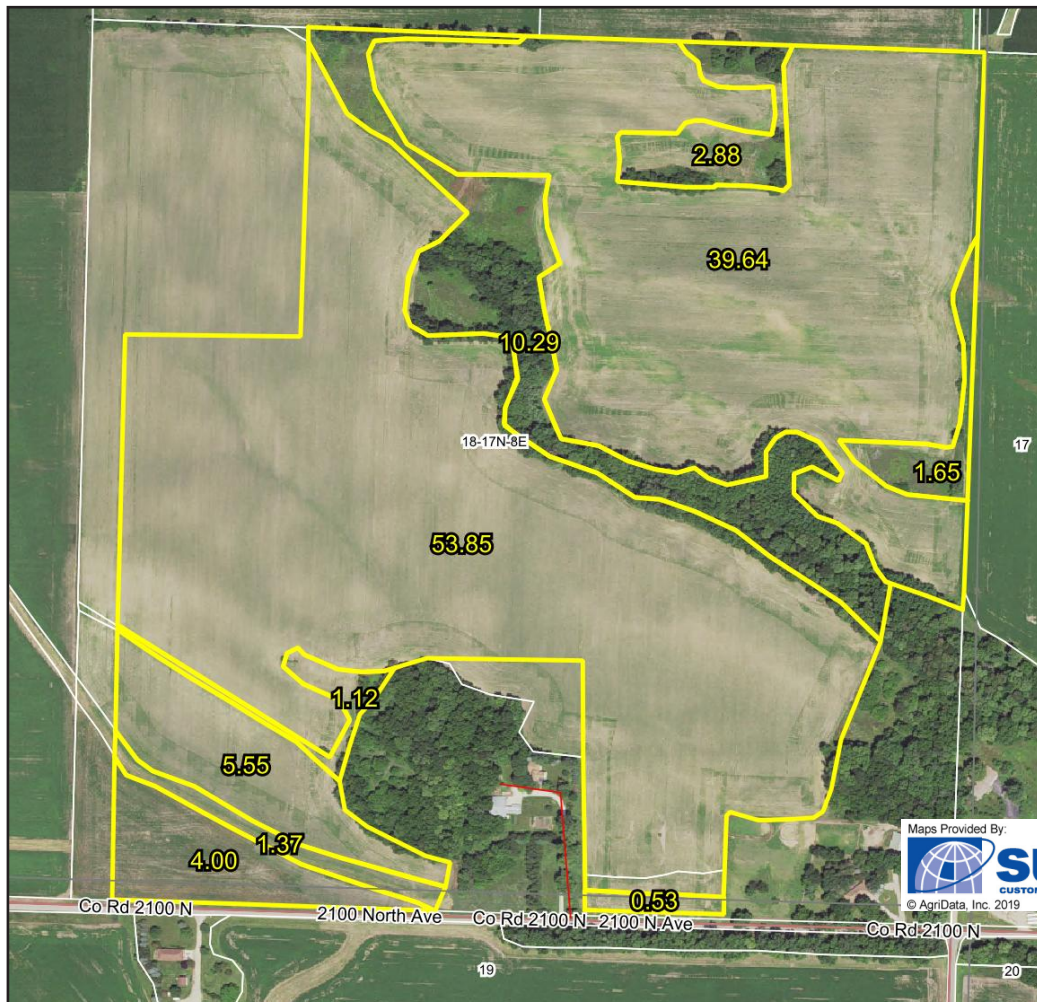
Parcel No.	Tax Acres*	R/E Taxes**	Tax Per Ac.
09-18-400-006*	100.00	\$1,677.00	\$16.77
09-18-400-008*	20.00	\$626.80	\$31.34

*Tax acres are reduced & estimated for acres not included in this offering. **R/E Taxes are estimated based upon tax per acre and estimated tax acres. Final acreages will be determined upon split from the Bureau County Assessor's Office.



Winning Bid: \$

Wind turbine and 20 acres are not a part of this offering.

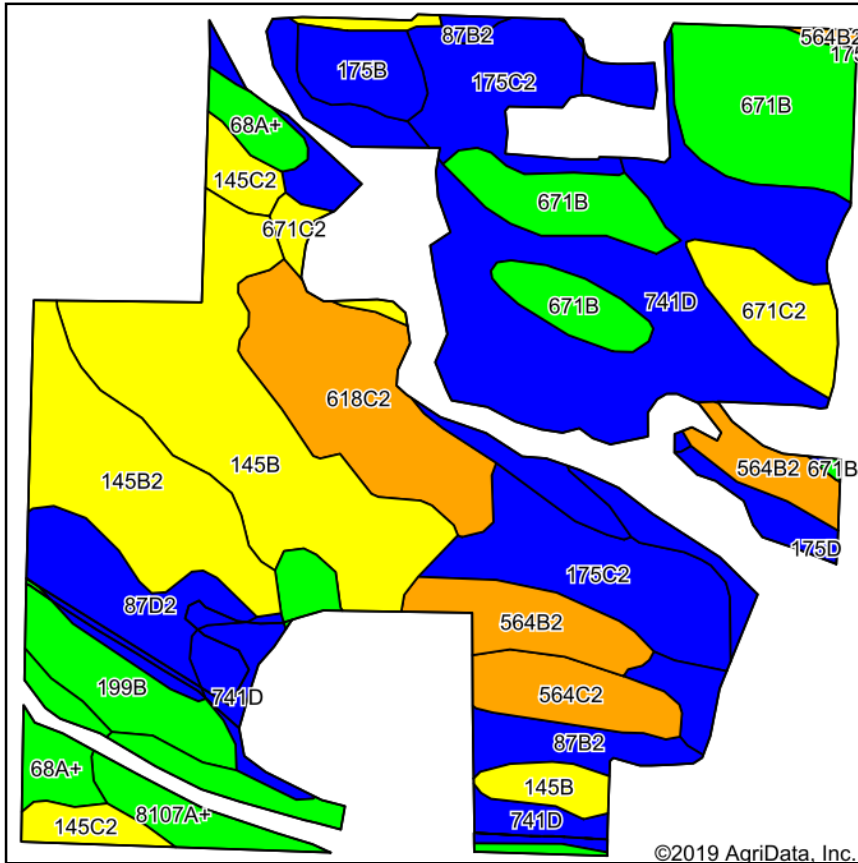


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*Tax Acres provided by Bureau County Assessor's Office. Soils data provided by University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers. Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

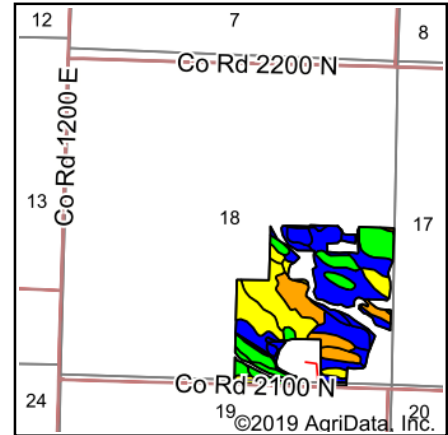
Tract 3

120.00 TOTAL ACRES*
104.69 EST. CROPLAND ACRES



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Bureau**
 Location: **18-17N-8E**
 Township: **Bureau**
 Acres: **104.69**
 Date: **1/2/2020**



Maps Provided By:

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Code	Soil Description	Percent % Slopes	Acres	Percent of Field	Ill. State PI Legend	Corn Bu/A	Soybeans Bu/A	Crop PI for Optimum Mgt.
741D**	Oakville fine sand	7 to 15	22.66	21.6%		**100	**35	**76
145B**	Saybrook silt loam	2 to 5	13.16	12.6%		**177	**56	**131
671B**	Biggsville silt loam	2 to 5	10.42	10.0%		**193	**60	**141
175C2**	Lamont fine sandy loam	5 to 10	9.84	9.4%		**122	**41	**91
145B2**	Saybrook silt loam	2 to 5	7.29	7.0%		**170	**54	**125
618C2**	Senachwine silt loam	5 to 10	7.25	6.9%		**136	**44	**100
564B2**	Waukegan silt loam	2 to 5	4.65	4.4%		**154	**50	**113
87D2**	Dickinson sandy loam	7 to 15	4.24	4.1%		**126	**41	**93
8107A+	Sawmill silt loam	0 to 2	4.06	3.9%		189	60	139
671C2**	Biggsville silt loam	5 to 10	3.46	3.3%		**181	**57	**132
199B**	Plano silt loam	2 to 5	3.10	3.0%		**192	**59	**141
68A+	Sable silt loam	0 to 2	2.83	2.7%		192	63	143
564C2**	Waukegan silt loam	5 to 10	2.73	2.6%		**151	**49	**111
145C2**	Saybrook silt loam	5 to 10	2.43	2.4%		**166	**53	**123
87B2**	Dickinson sandy loam	2 to 7	2.22	2.1%		**135	**44	**99
175D**	Lamont fine sandy loam	10 to 18	2.18	2.1%		**122	**41	**91
175B**	Lamont fine sandy loam	2 to 5	2.13	2.0%		**130	**44	**97

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

Weighted Average

147.9

48

109.5

*Tax Acres provided by Bureau County Assessor's Office. Soils data provided by University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers. Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

Farmland Auction

284.04+/- Total Tax Acres

in 3 Tracts in Bureau County, Illinois

Thursday, January 30, 2020, at 10:00 a.m. (Registration begins at 9:15 a.m.)

Auction Site: Bureau County Metro Center, 837 Park Ave. W, Princeton, Illinois



DISCLAIMER

All acres noted in this brochure are +/-.

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CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyer's rights and interests. This offering is subject to prior sale, matters of title, or requirements the seller may impose, and it may be withdrawn from the market without advance notice.



22263 1365 N Avenue
Princeton, IL 61356

Bureau Co. Farmland Auction

Further Information
and Auction services
by:

Timothy A. Harris, AFM

Managing Broker
Licensed Illinois Auctioneer
#441.001976

timothy.a.harris@pgim.com

Call: 815-875-7418