



AG SERVICES

**VIRTUAL LIVE
ONLINE FARMLAND
AUCTION**

FINCK FAMILY TRUST #1

157.66 +/- Acres

TO BE SURVEYED INTO TWO TRACTS

GRIDLEY TOWNSHIP

MCLEAN COUNTY, ILLINOIS

**BIDS CAN BE PLACED AT FIRSTMIDAG.BIDWRANGLER.COM
BIDDING ENDS DECEMBER 21ST , 2021 AT 10:00 A.M. CST**



**6 Heartland Dr. Suite A, P.O. Box 1607
Bloomington, IL 61702-1607**

www.firstmidag.com

**Michael Rhoda, Broker
David Klein, Managing Broker, Auctioneer
Auctioneer License #441.001928**

(309) 665-0059

(309) 665-0961

GENERAL INFORMATION

- SELLER:** Ricky E Finck, as Trustee of The Finck Family Trust No. 1
- DESCRIBED AS:** The North Half of the Southeast Quarter, Except Finck Survey recorded July 12, 1984 as Document No. 84-8618 and the South Half of the Southeast Quarter of Section 29, Township 26 North, Range 3 East, located in McLean County, Illinois. Real Estate PIN #'s 17-02-29-400-002 & 17-02-29-400-004.
- SURVEY:** Sale will be conducted based upon a survey being completed. **We anticipate a ~Tract 1:West 77.6+/- acres and Tract 2:East 80+/- Acres.**
- LOCATION OF FARM:** Located 4.5 miles south of Gridley, Illinois on County Hwy 29 & 2700N
2 miles east & 1.75 miles north of Lake Bloomington, Illinois
5 miles west & 1.75 miles north of I-55 Exit at Lexington, Illinois
- TIME AND PLACE OF SALE:** 10:00 a.m. – December 21, 2021 **Go to our website.**
THIS AUCTION IS A VIRTUAL LIVE ONLINE ONLY AUCTION.
- ON-LINE BIDDING PERIOD:** Bid anytime from December 12th through December 21st @ 10:00 AM @ <https://firstmidag.bidwrangler.com> or download the **First Mid Ag** App from the App store on your mobile device! **Live auction at 10:00 AM on 21st !**
-   **Online bidding** is conducted at <https://firstmidag.bidwrangler.com/ui> or download the First Mid Ag App from the App store on your mobile device!
- ATTORNEY:** Benjamin H Roth
208 East Gridley Road
Gridley, Illinois 61744
309-747-2230
Sample contract can be found on bidding platform prior to auction.
- AGENCY:** Michael Rhoda, Broker, and David Klein, Auctioneer, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction.

Disclaimer: The information provided is believed to be accurate and representative. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the auction company. All information contained in all related materials is subject to the terms and conditions outlined in the purchase agreement. Each potential bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here is believed to be accurate but is subject to verification by all parties relying on it. All sketches and dimensions are approximate. By bidding on the real estate, the Buyer agrees that Buyer has had ample opportunity to inspect the property. Seller and Seller's agent disclaim any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of this property for sale. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Auction Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

TERMS AND CONDITIONS

- SALE METHOD:** This is a **VIRTUAL LIVE-ONLINE AUCTION**. Bids can be made online to First Mid Ag Services at <https://firstmidag.bidwrangler.com> from Bidding will open **December 12th– and be live on December 21st, 2021** at 10:00AM, C.S.T. A virtual live-online auction will be conducted at that time. **This is a two-tract auction. Tracts will be offered as a "Choice & Privilege" method. "Choice & Privilege" allows the high bidder the choice to choose either or both tracts.** The contending bidder will have the privilege of taking the remaining tract at the high bid price, if available. If there is a remaining tract after the high bidder and contending bidder make their decisions, the remaining tract will be offered in another round of bidding. **See Addendum for further details and online bidding instructions.**
David Klein, First Mid Ag Services, Auctioneer
All decisions of First Mid Ag Services Auctioneer are final.
- CONTRACT:** Successful bidder(s) will enter into a contract with a 10% down payment made payable to First Mid Ag Services Escrow Account by 4:00PM December 22, 2021, and the balance due on or **before January 30, 2022**. All property will be sold "as is.", and based on a two - tract auction of 157.66 real estate tax acres+/- being surveyed into approximately 77.6 & 80 acres+/- .
- FINANCING:** Bidding is not conditional upon financing. Be certain you have arranged financing, if needed, and are capable of paying cash at closing.
- TITLE:** A title insurance policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished to the Buyer.
- LEASE & POSSESSION:** Seller will retain the landowner's 2021 cash rent, and government payments. The 2021 farm lease will be terminated by the Seller. Buyer will receive the landowner's share of 2022 crops, cash rent, and government payments. Full possession will be granted at closing. Todd Witzig, the previous tenant, has put on fall plowdown fertilizer after harvest totaling \$7,682.51 on Tract #1. There is also undepreciated limestone applied to the Tract #2, ahead of the 2020 crop in the amount of \$1,203.60. Reimbursement will due from the Buyer for these items at closing.
- ZONING:** This property is **zoned AG-Agricultural**. Contact McLean County Building and Zoning to answer questions at 309-888-5160. Farm is in the El Paso-Gridley Unit 11 School District.
- REAL ESTATE TAXES:** 2020 real estate taxes were paid by Seller in 2021. 2021 real estate taxes payable in 2022 to be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. NO adjustments will be made after closing. All future year's real estate taxes shall be paid by the Buyer.

STATE MAP

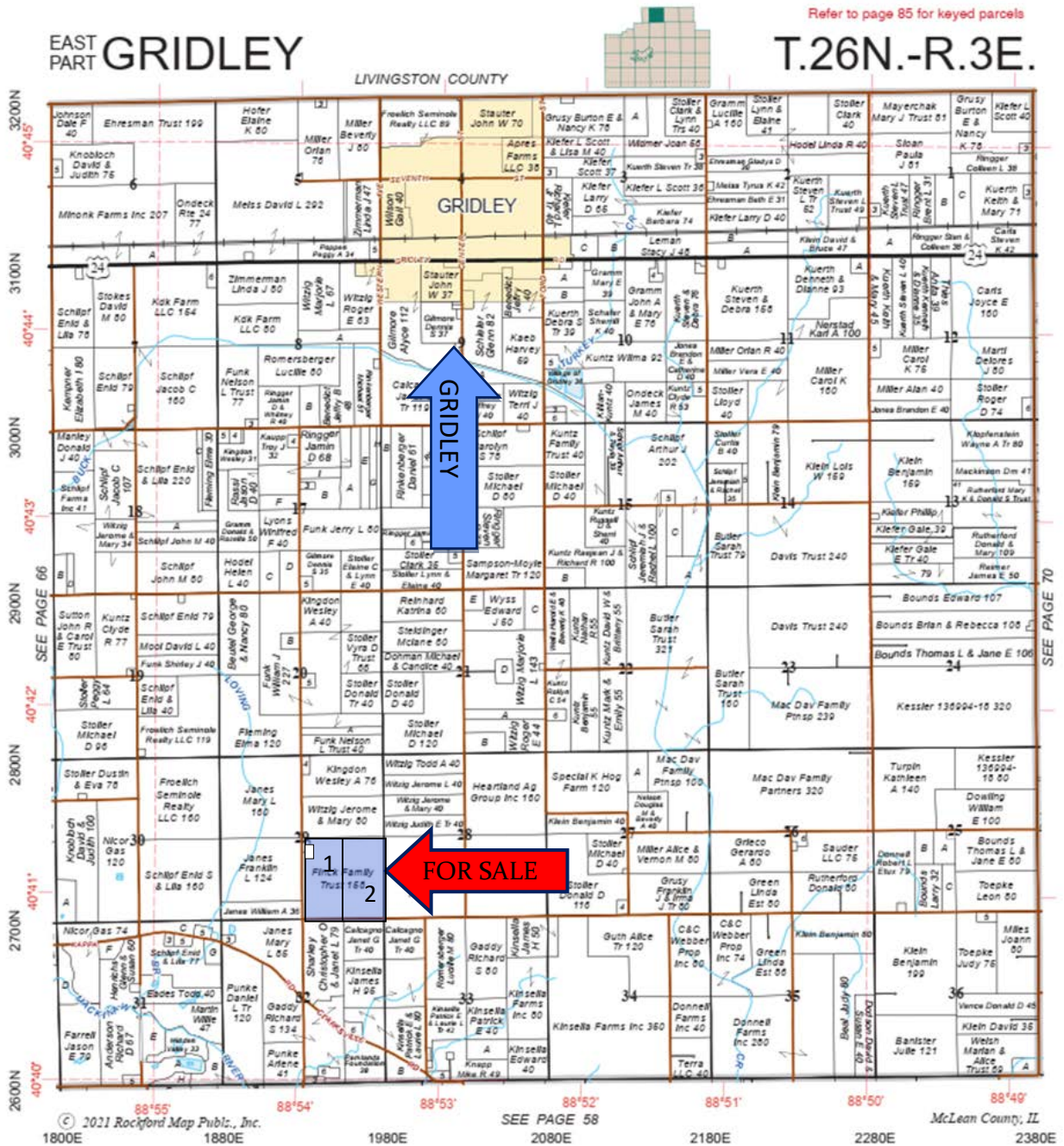
The Finck Family Trust #1 Farm

Latitude:
40.685112
Longitude:
-88.894671

Physical Address:
27421 North 1925 East Rd
Gridley, IL 61744

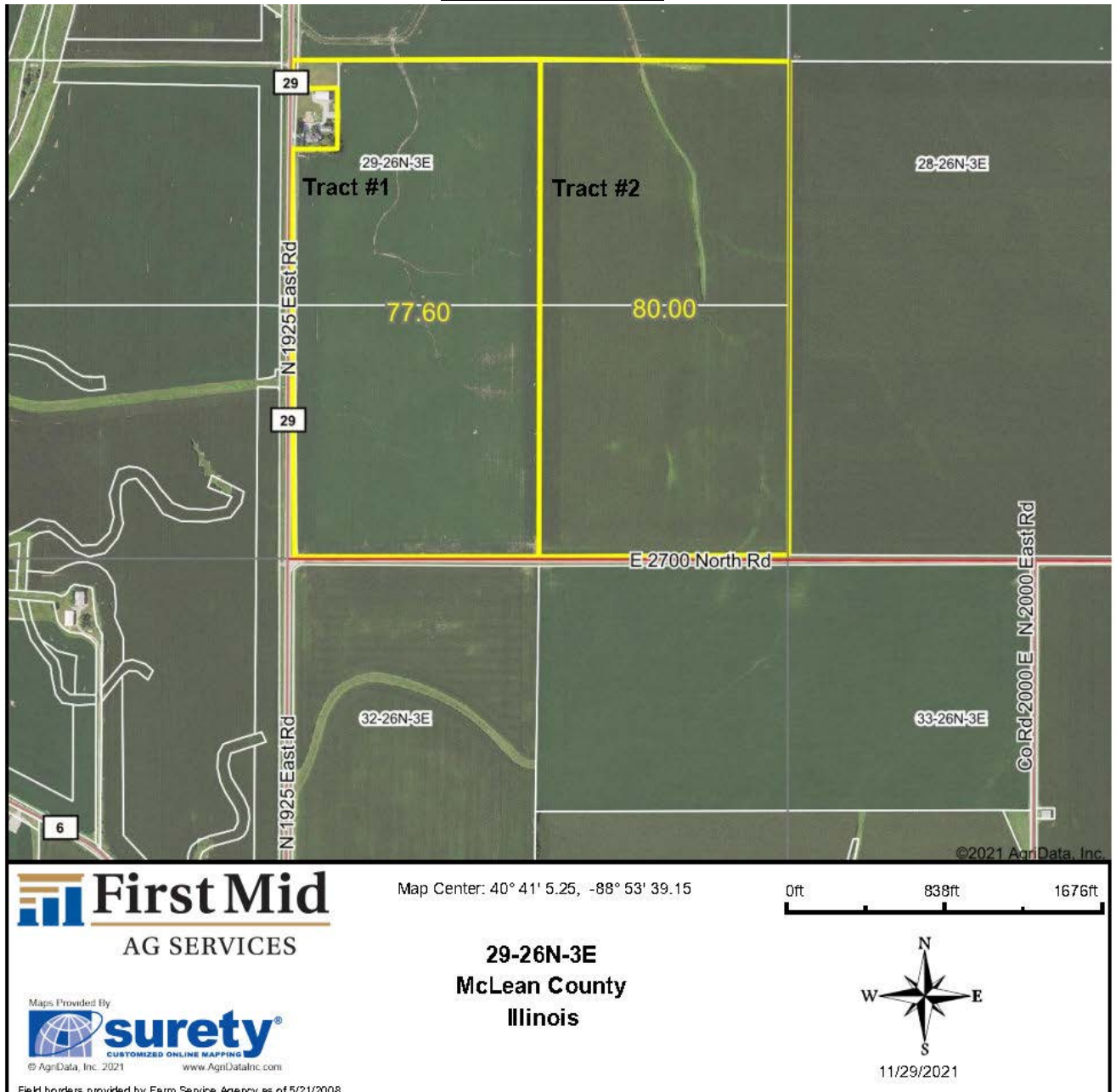


PLAT MAP



Reprinted with permission of Rockford Map Publishing, Inc.

AERIAL PHOTO



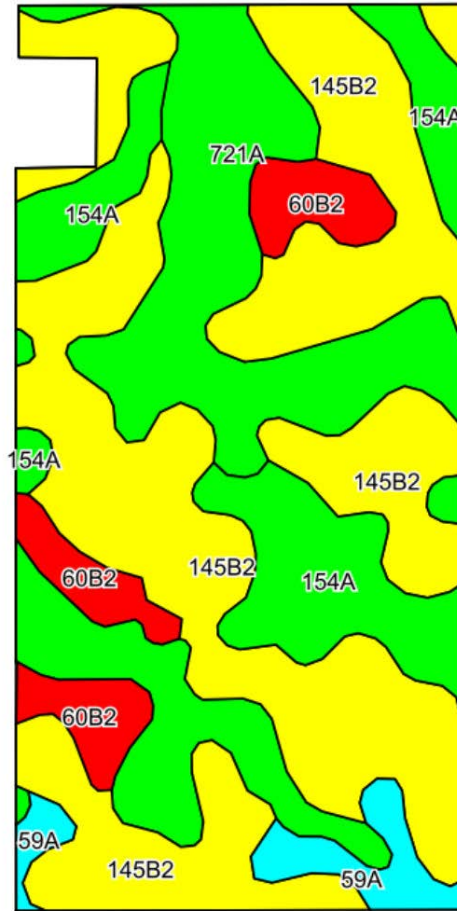
Source: Agridata, Inc. Acreages are Estimates until Survey is completed.

FSA INFORMATION

FSA / TRACT#	8090 / 40048
HEL (Highly Erodible) STATUS	NHEL: no highly fields
WETLANDS PRESENCE	Wetland determinations not complete
FSA FARMLAND ACRES	157.69
DCP CROPLAND ACRES	155.28
CORN BASE ACRES	77.4
PLC YIELD CORN	168
SOYBEAN BASE ACRES	77.4
PLC YIELD SOYBEANS	54

Source: McLean, Illinois USDA FSA Office.

SOIL MAPS – Tract #1



©2021 AgriData, Inc.

Source: Agridata, Inc.

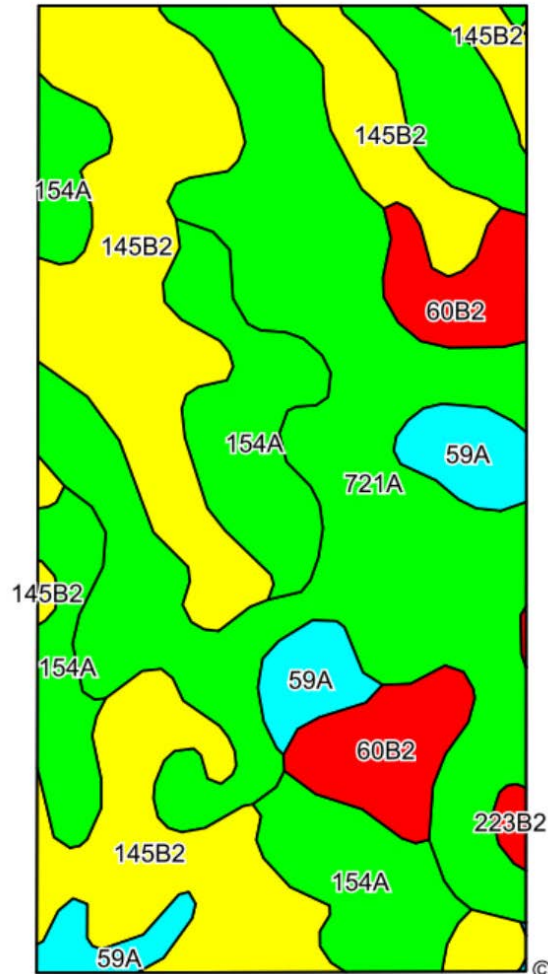
<u>Soil Name</u>	<u>Soil #</u>	<u>Acres</u>	<u>Corn Bu/A</u>	<u>Soybeans Bu/A</u>	<u>Soil Productivity 811</u>	<u>Approx. % Soil</u>
Saybrook silt loam, 2-5% slopes, eroded	145B2**	38.16	170**	54**	125**	49.2%
Drummer and El Paso silty clay loams, 0-2% slopes	721A	19.89	194	63	143	25.6%
Flanagan silt loam, 0-2% slopes	154A	11.29	194	63	144	14.5%
La Rose silt loam, 2-5% slopes, eroded	60B2**	5.45	151**	49**	112**	7.0%
Lisbon silt loam, 0-2%	59A	2.81	188	59	136	3.6%
Estimated Weighted Soil Productivity using Bulletin 811 for Entire Farm:					131.9	

*The University of Illinois updated Soil Productivity Ratings for Illinois in August, 2000 with Bulletin 811. **The highest possible SOIL P.I. is now 147.** For those that prefer to use the weighted corn yield PI, AgriData estimates 179.0 weighted average and 57.4 on soybean yield PI for this entire farm.*

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

The entire farm's estimated soil PI is 133.4

SOIL MAPS – Tract #2



©2021 AgriData, Inc.

Source: AgriData, Inc.

<u>Soil Name</u>	<u>Soil #</u>	<u>Acres</u>	<u>Corn Bu/A</u>	<u>Soybeans Bu/A</u>	<u>Soil Productivity 811</u>	<u>Approx. % Soil</u>
Drummer and El Paso silty clay loams, 0-2% slopes	721A	30.86	194	63	143	38.6%
Saybrook silt loam, 2-5% slopes, eroded	145B2**	24.68	170**	54**	125**	30.8%
Flanagan silt loam, 0-2% slopes	154A	13.87	194	63	144	17.3%
La Rose silt loam, 2-5% slopes, eroded	60B2**	5.71	151**	49**	112**	7.1%
Lisbon silt loam, 0-2%	59A	4.47	188	59	136	5.6%
Varna silt loam, 2 to 4 percent slopes, eroded	223B2**	.41	150**	48**	110**	0.5%
Estimated Weighted Soil Productivity using Bulletin 811 for Entire Farm:					134.8	

The University of Illinois updated Soil Productivity Ratings for Illinois in August, 2000 with Bulletin 811. **The highest possible SOIL P.I. is now 147.** For those that prefer to use the weighted corn yield PI, AgriData estimates 183.0 weighted average and 58.9 on soybean yield PI for this entire farm.

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

ADDITIONAL INFORMATION

REAL ESTATE TAXES:

Tax Parcel #	Tax Acres	2020 Assessed Farm Land Value	2020 Tax Rate	2020 Taxes Paid in 2021
02-29-400-004	77.66	\$41,833	8.25994%	\$3,455.38
02-29-400-002	80.0	\$40,727	8.25994%	\$3,364.04
	157.66	\$82,560		\$6,819.42

This farm is located in the El Paso-Gridley School District #11, Gridley Fire Protection District, Gridley Library District and Heartland Community College #540.

Real Estate Taxes are ~\$43.25/acre

EASEMENT:

There is a NICOR gas line that runs through the farm from west to east. In the grass waterway on the east side there is a post set by the gas line as it is only a couple of feet deep where it crosses the waterway. This farm is zoned AG- Agricultural. Contact the McLean County Building and Zoning office for any specific questions. 309-888-5160.

YIELD HISTORY:

Information provided from tenant's records (Todd Witzig).

	Corn	Soybeans
2021	230	65
2020	185	70
2019	178	66
2018	203	66
2017	205	67
2016	242	60
Average	207.2	64.8

SOIL FERTILITY TEST INFORMATION:

Soil samples were pulled in Oct. 2015(West) & Oct. 2019 (East) by Brandt. The average of the 3.3 acre Grid GPS samples were:

Tract 1:West Field: pH – 6.5 P –57 lbs/acre K–369 lbs/acre OM-3.0

Tract 2:East Field: pH - 6.2 P -41 lbs/acre K-308 lbs/acre OM-3.3

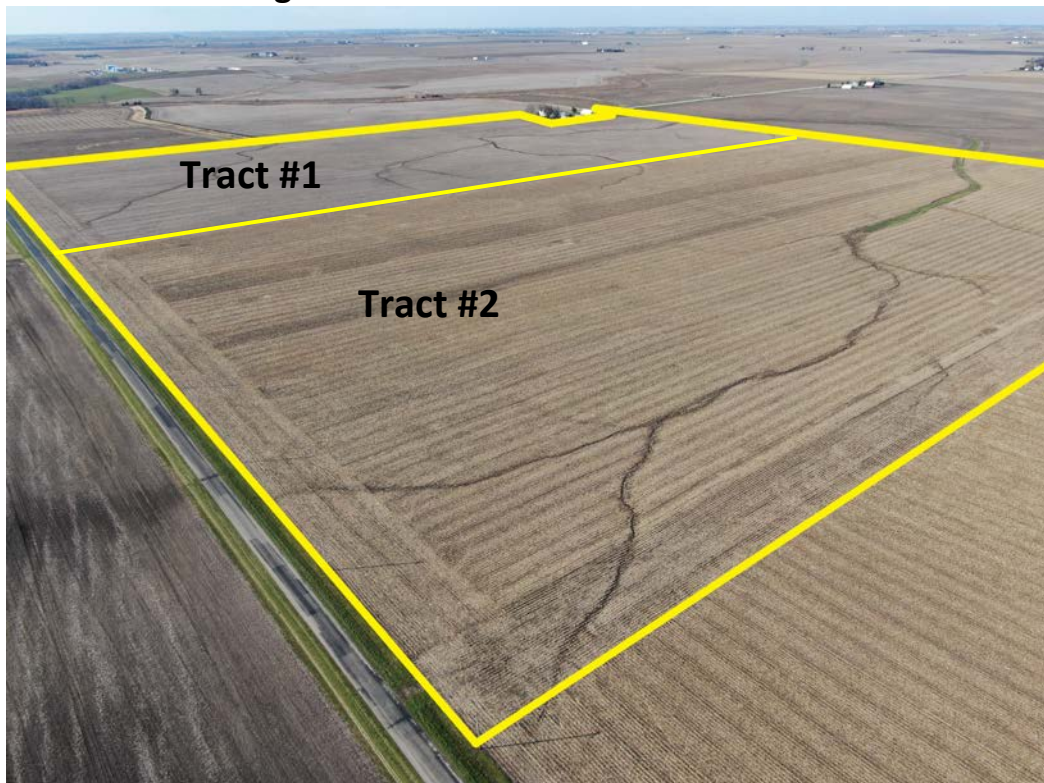
83.52 Ton of Lime was VRT applied to East field after tests were pulled. Reimbursement for half of this value will be included in the settlement, totaling \$1,203.60.

Dry Fertilizer was VRT applied to the West Field after 2021 Harvest. A \$7,682.51 reimbursement will be due for this fertilizer applied.

AERIAL PHOTOS



Looking northeast from the southwest corner.



Looking northwest from the southeast corner. An 8" clay tile exists along the grass waterway in the northeast quarter of the farm. Somewhere it turns into a 6 inch tile, also draining the farm to the east. The outlet is a 30" tile installed a few years ago in the adjacent field to the north by the tenant. Details available upon request. See youtube video at firstmidag.com for closer views.

ADDENDUM

PLEASE READ AND REVIEW THE FOLLOWING TERMS PRIOR TO BIDDING ON PROPERTY OFFERED BY FIRST MID AG SERVICES. BIDDING ON THIS ONLINE PLATFORM OBLIGATES YOU AND THE SELLER TO CERTAIN LEGAL AGREEMENTS. IF YOU HAVE NOT READ AND DO NOT UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING THROUGH THIS APP/WEBSITE YOU AGREE TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE TERMS AND CONDITIONS LISTED OR REFERENCED BELOW.

Terms and Conditions

SELLER:

Ricky E. Finck as Trustee, for the Finck Family Trust No. 1

SALE METHOD:

All bids are open for advancement starting December 12, 2021 at 8:00 A.M. CDT. **Bidding will conclude December 21, 2021 at 10:00A.M. Central Standard Time**, subject to the auctioneer closing out final **bidding in a live format**, as outlined in these terms and conditions. **This is a VIRTUAL LIVE-ONLINE AUCTION.** Bids can be made online to First Mid Ag Services at <https://firstmidag.bidwrangler.com> from Bidding will **be live on December 21st, 2021 at 10:00AM, C.S.T.** A virtual live-online auction will be conducted at that time. **This is a two-tract auction. Tracts will be offered as a "Choice & Privilege" method. "Choice & Privilege" allows the high bidder the choice to choose either or both tracts.** The contending bidder will have the privilege of taking the remaining tract at the high bid price, if available. If there is a remaining tract after the high bidder and contending bidder make their decisions, the remaining tract will be offered in another round of bidding. If a bid is accepted the farm will be marked SOLD and a sales contract shall be executed by the Seller and Buyer. All decisions of First Mid Ag Services Auctioneer are final.

CONTRACT: Successful bidder(s) will enter into a contract with a 10% down payment made payable to First Mid Ag Services Escrow Account by 4:00PM December 22, 2021, and the balance due on or **before January 30, 2022.** All property will be sold "as is.", and based on a two - tract auction of the Finck Family Trust Farm #1 being surveyed into approximately Tract #1: 77.6 & Tract #2: 80 acres+/-.

FINANCING: Bidding is not conditional upon financing. Be certain you have arranged financing, if needed, and are capable of paying cash at closing.

TITLE: A title insurance policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished to the Buyer.

LEASE & POSSESSION: Seller will retain the landowner's 2021 cash rent, and government payments. The 2021 farm lease will be terminated by the Seller. Buyer will receive the landowner's share of 2022 crops, cash rent, and government payments. Full possession will be granted at closing. Todd Witzig, the previous tenant, has put on fall plowdown fertilizer after harvest totaling \$7,682.51 on Tract #1. There is also undepreciated limestone applied to the Tract #2, ahead of the 2020 crop in the amount of \$1,203.60. Reimbursement will due from the Buyer for these items at closing.

ZONING: This property is **zoned AG-Agricultural.** Contact McLean County Building and Zoning to answer questions at 309-888-5160. Farm is in the El Paso-Gridley Unit 11 School District.

REAL ESTATE TAXES: 2020 real estate taxes were paid by Seller in 2021. 2021 real estate taxes payable in 2022 to be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. NO adjustments will be made after closing. 2022 and all future year's real estate taxes shall be paid by the Buyer.

To register to bid on this auction go to: <https://firstmidag.bidwrangler.com>

Bidder Registration:

All potential bidders must register with First Mid Ag Services and receive a bidder number prior to bidding. This is completed through our online registration process. A bidder must meet satisfactory identification in order to be authorized to bid in person or online. We reserve the right to require you to satisfy us of your legal capacity and financial ability to perform on this transaction prior to or after bidding has occurred. As an online bidder, you consent to receiving phone calls, text messages or emails from First Mid Ag Services personnel.

As an online bidder, if you are the successful buyer, you are agreeing to return a signed contract to purchase property and pay the required stated down payment in the form of a personally delivered good check, certified cashier's check, or wire transfer of funds by 4:00 PM December 22, 2021.

Technology Use:

Technology in a post COVID-19 world has provided us with many benefits and many challenges. We provide our best effort to make technology easy to use. However, we are not responsible for technology failures and cannot be held liable if your bids are not accepted. In the event of a technology failure, internet outage on our part or other technical difficulties related to the server, software, or any other online related technology, First Mid Ag Services reserves the right to extend, continue or close bidding. Neither the software provider, nor First Mid Ag Services shall be held responsible for a missed bid or failure of the software to function properly for any reason.

Online Bidding Procedure:

All bids on this tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details. Auctioneer reserves the right to set the increments at which bids may be advanced. Any bid you place during the auction is a legally binding offer to purchase real property being auctioned. Your bid may be accepted by the auctioneer and the terms and conditions for the auction will be part of the foregoing agreement. All bids shall be deemed "pending" unless and until they are accepted by the auctioneer and no bid shall be deemed a valid bid unless and until it is accepted by the auctioneer. This includes the discretion to reject any bid which the auctioneer believes does not advance the auction or is injurious to the auction. Bids that appear to the auctioneer to be nominal, suspicious, or suspect may be rejected by the auctioneer.

Contract, Down Payment and Title:

Upon conclusion of the auction the high bidder will be contacted by a First Mid Ag Services Broker or Auctioneer to coordinate the completion of the contract and 10% down payment money deposit. Contract shall be completed and signed, and down payment received by 4:00 PM Central Time in Bloomington, Illinois the day after the auction to First Mid Ag Services. The down payment money will be held until closing and credited toward the purchase price on behalf of the Buyer(s). Down payment shall be 10% of the purchase price in the form of good check, wire transfer or certified check. If a successful bidder/Buyer does not execute and return the completed contract and down payment deposit by 4:00 PM Central Time the day after the auction, the Buyer will be considered to be in default. Such default by the successful bidder/Buyer will result in that Bidder's liability to both the Seller and First Mid Ag Services. Seller shall have the right to take one of the following actions: 1. Declare this contractual agreement cancelled and recover full damage for the breach. 2. To elect to affirm to contractual agreement and enforce specific performance or 3. Seller can resell the property either publicly or privately with First Mid Ag Services and in such an event, the Buyer shall be liable for payment of any deficiency realized from the contingent sale, plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and First Mid Ag Services. In addition, First Mid Ag Services also reserves the right to recover any damages separately from the breach of the Buyer. Both the successful bidder and Seller shall indemnify and hold harmless First Mid Ag Services from any costs, losses, liabilities, or expenses including attorney fees resulting from First Mid Ag Services being named as a party to any legal action resulting from either Bidder's or Seller's failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

Closing shall be set within 40 days of the conclusion of the auction and the balance of funds to purchase the property due at that time. The Seller will provide a preliminary title search prior to the auction, and a complete title insurance policy in the amount of the purchase price at closing, subject to usual and customary exceptions.

Approval of Bids: All bids are being taken on a per acre basis unless otherwise noted. The multiplier will be price bid x total acres stated to equal the total purchase price and amount due from the successful buyer's accepted bid. Final sale is subject to the Seller's approval or rejection of the final bid price.

This farm will be sold as two tracts by Choice and Privilege Method (see the brochure for complete details) based upon surveyed acres yet to be determined estimated at Tract #1: 77.6 +/- acres and 80.0 +/- acres on Tract 2. Bid price x Tract Acres will equal the total consideration due.

Agency:

Michael Rhoda, Real Estate Broker, and David Klein, Designated Managing Broker/Auctioneer, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction. The successful bidder is acknowledging that they are representing themselves in their bidding and any necessary steps to complete the transaction.

Remedies for Not Completing Contract and Down Payment Requirements: If a successful bidder/Buyer does not execute and return the completed contract and down payment deposit by 4:00 PM Central Time the day after the auction the Buyer will be considered to be in default. Such default by the successful bidder/Buyer will result in that Bidder's liability to both the Seller and First Mid Ag Services. Seller shall have the right to take one of the following actions: 1. Declare this contractual agreement cancelled and recover full damage for the breach. 2. To elect to affirm to contractual agreement and enforce specific performance or 3. Seller can resell the property either publicly or privately with First Mid Ag Services and in such an event, the Buyer shall be liable for payment of any deficiency realized from the contingent sale, plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and First Mid Ag Services. In addition, First Mid Ag Services also reserves the right to recover any damages separately from the breach of the Buyer. Both the successful bidder and Seller shall indemnify and hold harmless First Mid Ag Services from any costs, losses, liabilities, or expenses including attorney fees resulting from First Mid Ag Services being named as a party to any legal action resulting from either Bidder's or Seller's failure to fulfill any obligations and undertakings as set forth in this contractual agreement. Closing shall be set within 30 days of the conclusion of the auction and the balance of funds to purchase the property due at that time. The Seller will provide a preliminary title search prior to the auction, and a complete title insurance policy in the amount of the purchase price at closing, subject to usual and customary exceptions.

Disclaimers:

Information provided herein was obtained from sources deemed to be reliable, but neither First Mid Ag Services, nor the Seller makes any guarantees or warranties either expressed or implied as to its condition or accuracy. This sale is subject to all leases, covenants, easements and restrictions of record. All potential bidders are urged to inspect the property, its condition and to rely on their own conclusions. By bidding you acknowledge and agree that you have had a full and fair opportunity to inspect the property and that you are relying solely on, or that you have waived, such inspection and investigation, in determining whether to bid, an amount to bid and in bidding. All sketches, dimensions and acreage figures are approximate or "more or less" and the property is being sold in "As-is" "Where-is" and "with all faults" condition. First Mid Ag Services and the Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid. Seller reserves the right to reject any and all bids.

THE SELLER ACKNOWLEDGES AND UNDERSTANDS THAT IT IS ILLEGAL FOR EITHER THE SELLER'S DESIGNATED AGENT OR THE SELLER TO REFUSE TO DISPLAY OR TO SELL TO ANY PERSON BECAUSE OF THEIR RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, ANCESTRY, AGE, MARTIAL STATUS, PHYSICAL OR MENTAL HANDICAP, FAMILIAL STATUS, UNFAVORABLE MILITARY DISCHARGE OR DISCHARGE STATUS, ORDER OF PROTECTION STATUS, OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT.

Finck Family Trust #1 Entire Farm Legal Description

The North Half of the Southeast Quarter of Section 29, Township 26 North, Range 3 East of the Third Principal Meridian in McLean County, Illinois, EXCEPT Commencing at the Northwest corner of the Southeast Quarter of said Section 29, thence south 74.0 feet along the West line of the Southeast Quarter of said Section 29 to the Point of Beginning, thence South 388.6 feet along the West line of the Southeast Quarter of said Section 29; thence East 258.5 feet along a line which form an angle to the right of 90 degrees 44 minutes with the last described course; thence North 391.9 feet along a line which forms an angle to the right of 89 degrees 49 minutes with the last described course; thence West 262.5 feet along a line which forms an angle to the right of 89 degrees 27 minutes with the last described course to the Point of Beginning.

AND

The South Half of the Southeast Quarter of Section 29, Township 26 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois.

This farm's legal description will be updated once the survey is completed for each tract.



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