

# **First Mid** AG SERVICES

## **FARMLAND AUCTION**

**August 25th, 2022**

### **RINGER FARM**

**122.02 +/- Surveyed Acres**

**WOODBURY TOWNSHIP**

**CUMBERLAND COUNTY, ILLINOIS**



**1317 Charleston Avenue**

**Mattoon, IL 61938**

**[www.firstmidag.com](http://www.firstmidag.com)**

**Eric Schumacher, Broker**

**[eschumacher@firstmid.com](mailto:eschumacher@firstmid.com)**

**(217) 258-0457**

**David Klein, Designated Managing Broker**

**(800) 532-5263**

**Justin Wheeler, Auctioneer**

**[jwheeler@firstmid.com](mailto:jwheeler@firstmid.com)**

**(217) 421-9615**

**Auctioneer License #441.002548**

## **GENERAL INFORMATION**

**SELLER:** Trust Number 8002380849 – Commonly known as the Ringer Farm

### **LEGAL**

**DESCRIPTIONS: Tract #1:**

All that part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sec. 28, T. 9 N., R. 8 E. of the 3<sup>rd</sup> P.M. lying north of the right of way for FAI Route 70; situated in Cumberland County, Illinois and containing 30.891 acres more or less.

**Tract #2:**

All that part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Sec. 28, T. 9 N., R. 8 E. of the 3<sup>rd</sup> P.M. lying south of the right of way of FAI Route 70; situated in Cumberland County, Illinois and containing 3.203 acres more or less

AND All that part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  except the east 99 feet thereof of Sec. 28, T. 9 N., R. 8 E. of the 3<sup>rd</sup> P.M. lying north of the right of way of FA Route 12 (US 40); situated in Cumberland County, Illinois and containing 16.514 acres more or less.

**Tract #3:**

All that part of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  except the east 99 feet thereof of Sec. 28, T. 9 N., R. 8 E. of the 3<sup>rd</sup> P.M. lying south of the right of way of FA Route 12 (US 40)

AND The SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 28, T. 9 N., R. 8 E. of the 3<sup>rd</sup> P.M.

AND The N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sec. 33, T. 9 N., R. 8 E. of the 3<sup>rd</sup> P.M.; being all situated in Cumberland County, Illinois and containing 71.407 acres more or less.

**LOCATION:** 3.5 miles northeast of Montrose, IL on US Route 40 & County Road 800 East at 150 North Rd.  
13 miles northeast of Effingham, IL; 9 miles southwest of Greenup, IL

### **TIME AND**

**PLACE OF SALE: LIVE IN-PERSON/ONLINE AUCTION: 1:00 p.m. – August 25th, 2022**

Teutopolis American Legion

106 N Plum St.

Teutopolis, IL 62467

**ONLINE BIDDING:** Bid anytime from August 11th through August 25th at 1:00 p.m. CST @  
<https://firstmidag.bidwrangler.com> or download the First Mid Ag app from the App store on your mobile device.

**AGENCY:** Eric Schumacher; Justin Wheeler, Auctioneer; and Dave Klein, Managing Broker are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction.

**ATTORNEY:** John Hoscheit

**FOR** Hoscheit, McGuirk, McCracken & Cuscaden, P.C.

**SELLER** 1001 East Main Street, Suite G, Saint Charles, IL 60174

**Disclosures and 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. This sale may be recorded and/or videotaped with the permission of the auctioneer. 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. **All announcements day of sale will take precedence over printed material.** 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. Announcements will be allowed on auction day ONLY with prior approval from First Mid Ag Services.

## TERMS AND CONDITIONS

**SALE METHOD:** Registrations for bidders are due at 1:00 pm on the day of the auction. All bidding is on a “per-acre” basis. All registered bidders will have the opportunity to participate on August 25th to determine the final high bidder through live, in-person, or online bidding. For bidders concerned about live, in-person bidding, we provide an alternative online bidding option. Details are listed below.

**This is a three-tract auction.** All tracts will be offered as a “Choice and Privilege” auction. “Choice and Privilege” allows the high bidder the choice to choose what tract(s) he/she would like. The contending bidder will have the privilege of taking the remaining tract(s) at the high bid price, if available. If there is a remaining tract(s) after the high bidder and the contending bidder make their decisions, the remaining tract(s) will be offered with another round of bidding. **Tracts will not be combined at the end.** Call 217-258-0457 for details.



Online bidding is conducted at <https://firstmidag.bidwangler.com/ui> or download the First Mid Ag App from the App store on your mobile device!

**See Addendum for further details and online bidding instructions.**

**CONTRACT:** Buyer will enter into a contract with a 10% down payment due at Everhart & Everhart Abstractors office by 4:00 PM on August 26, 2022, and the balance due at closing on or **before September 30, 2022**. All property will be sold “as is, where is.” Bidding is calculated by your bid price times the acres being sold.

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

**TITLE:** Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.

**LEASE & POSSESSION:** Seller will grant full possession at closing, subject to tenants’ rights that terminate with the severance of the 2022 crop.

**REAL ESTATE TAXES:** 2021 Real Estate Taxes payable in 2022 to be paid by the Seller. 2022 Real Estate Taxes payable in 2023 will be credited to Buyer at closing by Seller. 2023 real estate taxes payable in 2024 and all subsequent years will be the Buyer’s responsibility. No adjustments will be made after closing.

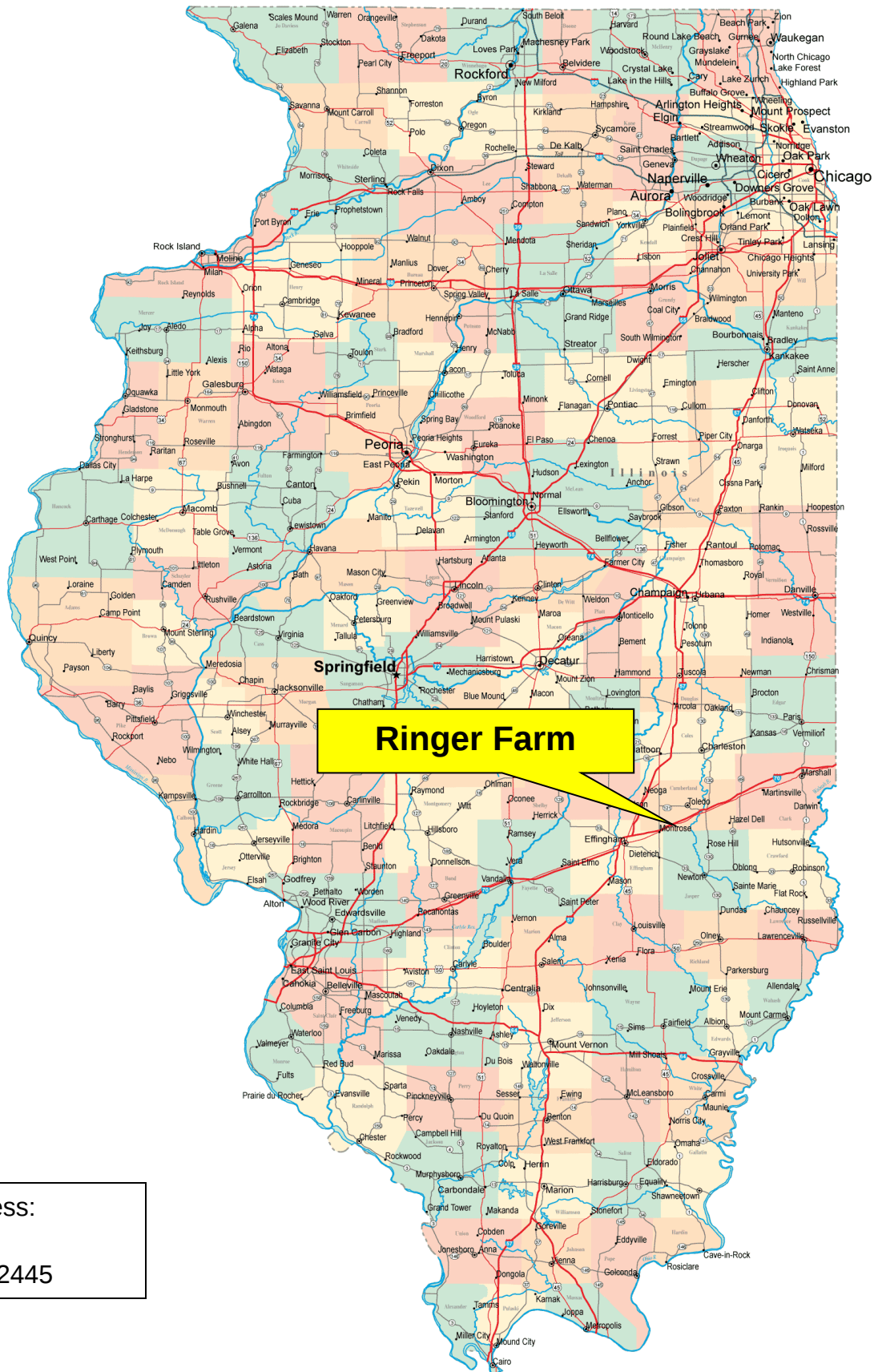


[www.firstmidag.com](http://www.firstmidag.com)

@Firstmidag



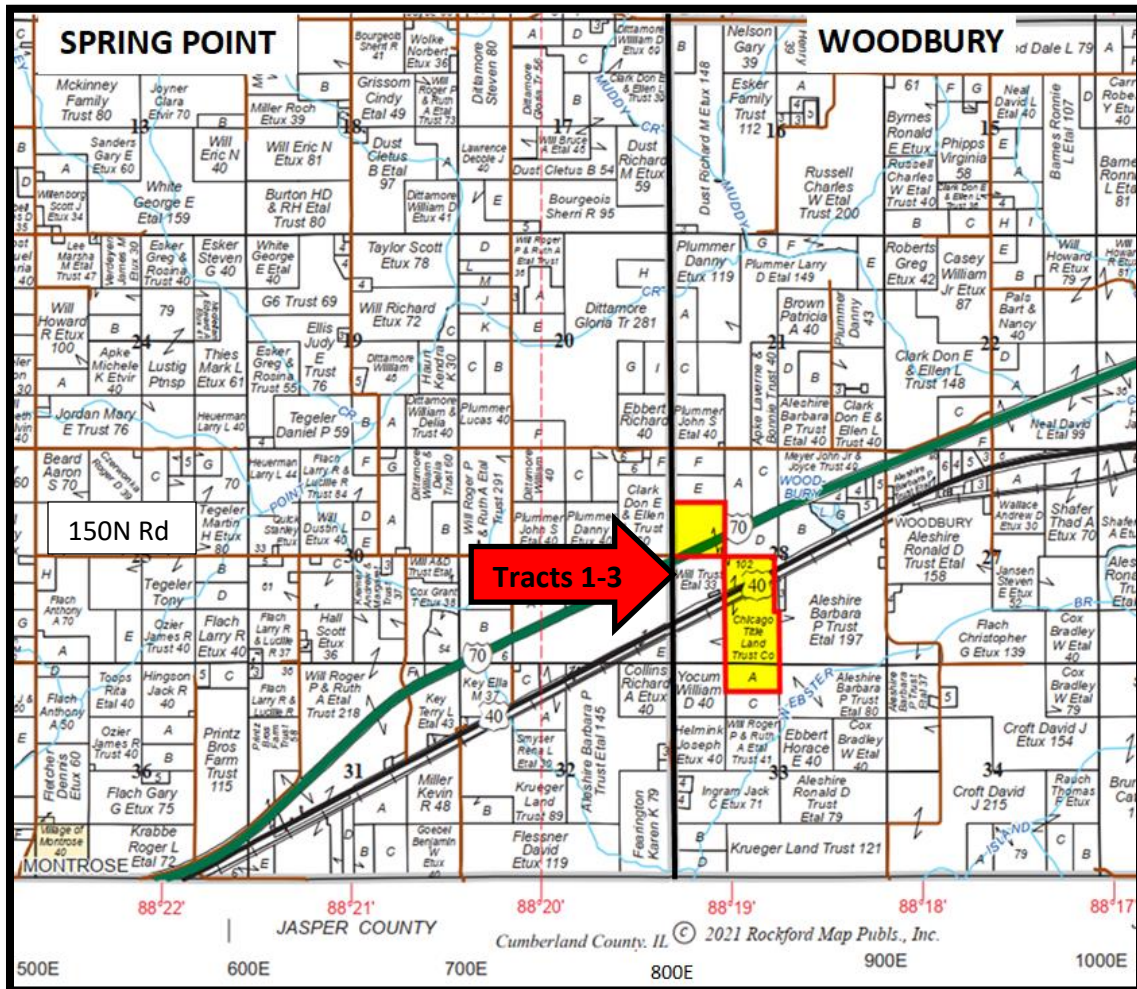
## AREA MAP



Latitude:  
39.192003  
Longitude:  
-88.315259

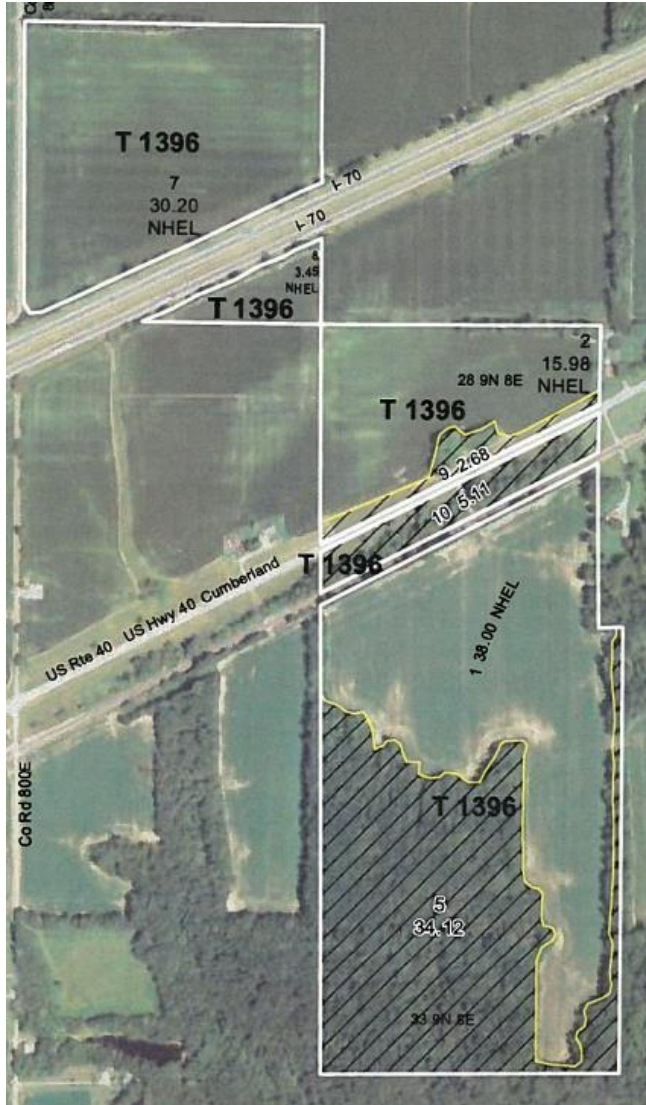
Physical Address:  
833 U.S. Rt 40  
Montrose, IL 62445

# PLAT MAP



Reprinted with Permission of Rockford Map Publishers, Inc.

## ADDINTIONAL INFORMATION



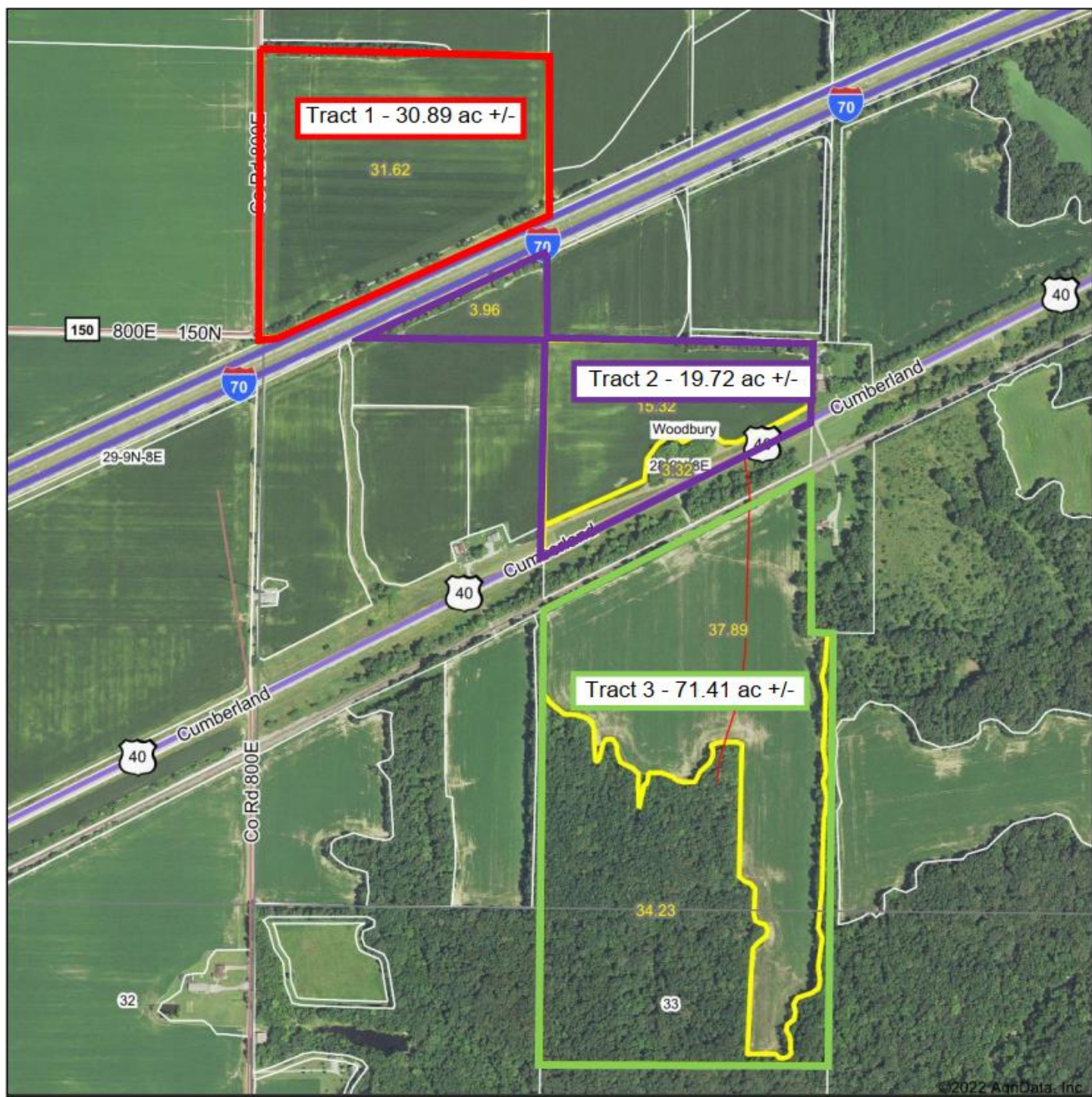
### FSA INFORMATION

|                              |          |
|------------------------------|----------|
| AUCTION TRACT                | 1-3      |
| FSA #                        | 1922     |
| TRACT #                      | 1396     |
| HEL (Highly Erodible) STATUS | NHEL     |
| FSA FARMLAND ACRES           | 129.54   |
| DCP CROPLAND ACRES           | 87.63    |
| CORN BASE ACRES              | 40.0     |
| PLC YIELD CORN               | 99.0     |
| SOYBEAN BASE ACRES           | 47.6     |
| PLC YIELD SOYBEANS           | 23.0     |
| CORN PROGRAM ELECTION        | PLC      |
| SOYBEAN PROGRAM ELECTION     | ARC – CO |

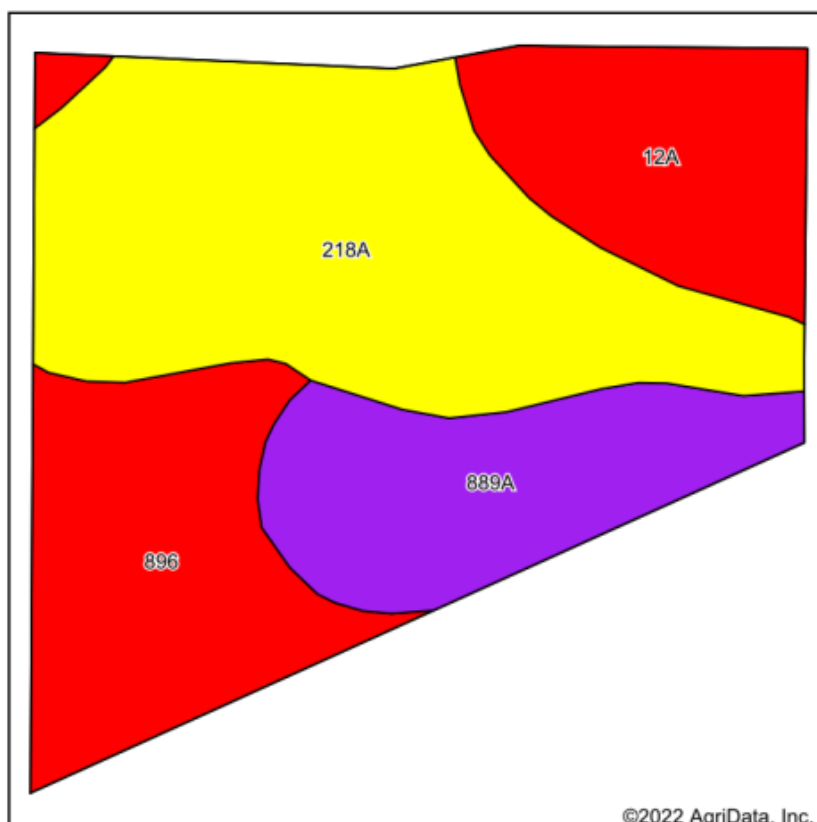
### REAL ESTATE TAX INFORMATION:

| <u>Parcel #</u> | <u>Total Tax Acres</u> | <u>Tax Rate</u> | <u>2021 Taxes Paid 2022</u> |
|-----------------|------------------------|-----------------|-----------------------------|
| 12-28-100-005   | 34.34                  | 6.33562         | \$501.98                    |
| 12-28-100-005   | 73.00                  | 6.33562         | \$766.74                    |
| 12-33-100-002   | 20.00                  | 6.33562         | \$80.66                     |

**AERIAL PHOTO**  
**Tracts 1-3**



## SOIL MAP – TRACT #1: 28.92 Acres +/-



State: **Illinois**  
 County: **Cumberland**  
 Location: **28-9N-8E**  
 Township: **Woodbury**  
 Acres: **28.92**  
 Date: **3/24/2022**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL035, Soil Area Version: 16

| Code                    | Soil Description                                    | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A    | Soybeans Bu/A | Crop productivity index for optimum management |
|-------------------------|-----------------------------------------------------|-------|------------------|-------------------------------------|--------------|---------------|------------------------------------------------|
| 218A                    | Newberry silt loam, 0 to 2 percent slopes           | 12.26 | 42.4%            |                                     | 155          | 48            | 114                                            |
| 896                     | Wynoose-Huey complex                                | 6.60  | 22.8%            |                                     | 120          | 42            | 94                                             |
| 889A                    | Bluford-Darmstadt silt loams, 0 to 2 percent slopes | 5.40  | 18.7%            |                                     | 128          | 44            | 98                                             |
| 12A                     | Wynoose silt loam, 0 to 2 percent slopes            | 4.66  | 16.1%            |                                     | 128          | 42            | 97                                             |
| <b>Weighted Average</b> |                                                     |       |                  |                                     | <b>137.6</b> | <b>44.9</b>   | <b>103.7</b>                                   |

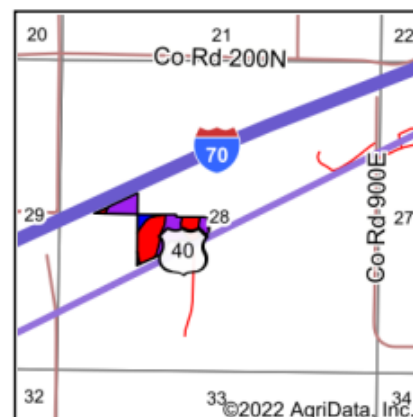
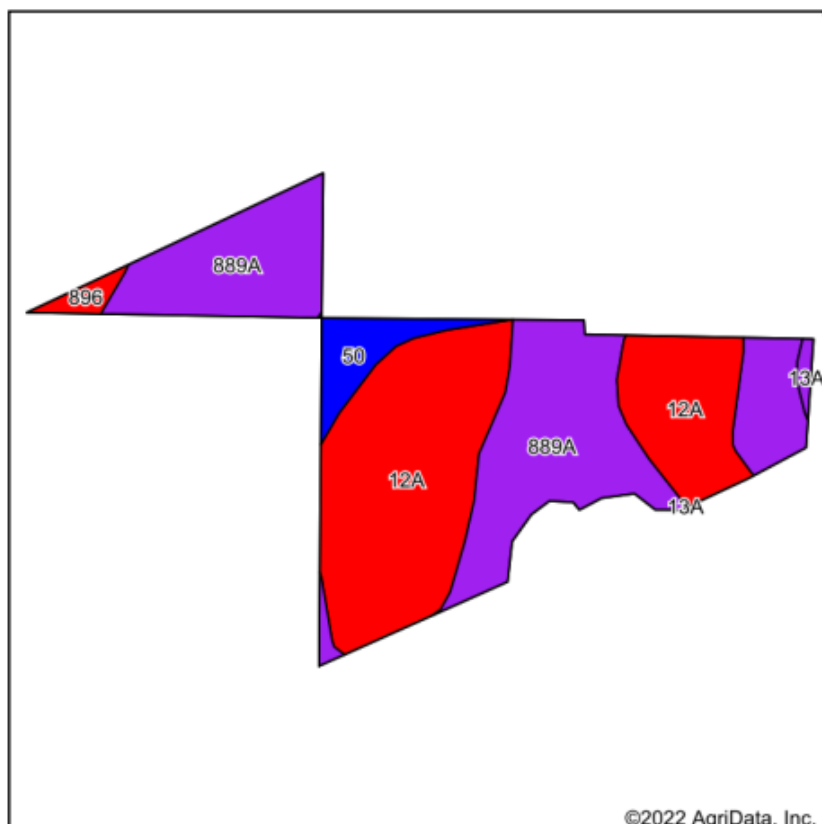
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

## SOIL MAP – TRACT #2: 17.54 Acres +/-



State: **Illinois**  
 County: **Cumberland**  
 Location: **28-9N-8E**  
 Township: **Woodbury**  
 Acres: **17.54**  
 Date: **3/24/2022**



Maps Provided By:  




Soils data provided by USDA and NRCS.

| Area Symbol: IL035, Soil Area Version: 16 |                                                     |       |                  |                                     |           |               |                                                |
|-------------------------------------------|-----------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|
| Code                                      | Soil Description                                    | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
| 12A                                       | Wynooze silt loam, 0 to 2 percent slopes            | 8.22  | 46.9%            |                                     | 128       | 42            | 97                                             |
| 889A                                      | Bluford-Darmstadt silt loams, 0 to 2 percent slopes | 8.03  | 45.8%            |                                     | 128       | 44            | 98                                             |
| 50                                        | Virden silt loam, 0 to 2 percent slopes             | 0.91  | 5.2%             |                                     | 182       | 59            | 135                                            |
| 896                                       | Wynooze-Huey complex                                | 0.26  | 1.5%             |                                     | 120       | 42            | 94                                             |
| 13A                                       | Bluford silt loam, 0 to 2 percent slopes            | 0.12  | 0.7%             |                                     | 136       | 44            | 101                                            |
| Weighted Average                          |                                                     |       |                  |                                     | 130.7     | 43.8          | 99.4                                           |

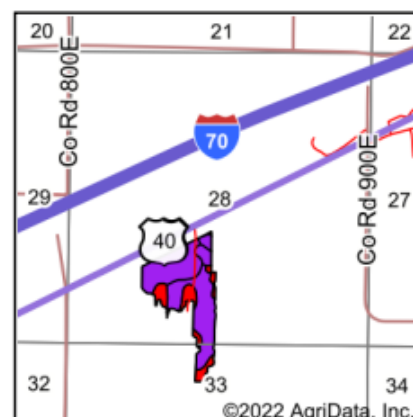
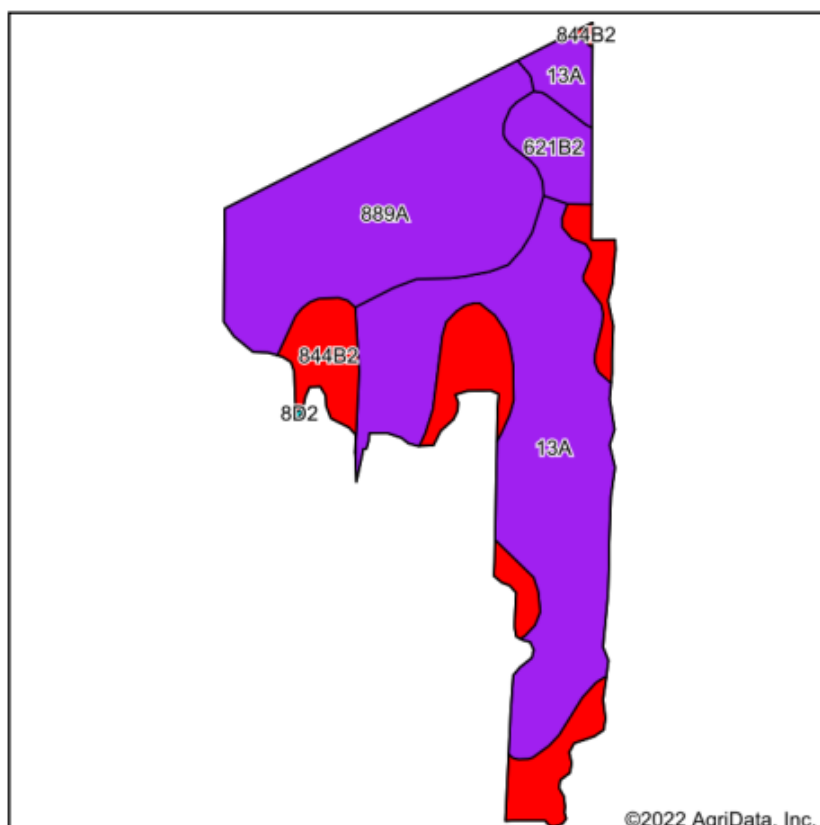
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

## SOIL MAP – TRACT #3: 37.89 Acres +/-



State: **Illinois**  
 County: **Cumberland**  
 Location: **28-9N-8E**  
 Township: **Woodbury**  
 Acres: **37.89**  
 Date: **3/24/2022**

**First Mid**  
 AG SERVICES

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgridataInc.com



| Area Symbol: IL035, Soil Area Version: 16 |                                                       |       |                  |                                     |            |               |                                                |
|-------------------------------------------|-------------------------------------------------------|-------|------------------|-------------------------------------|------------|---------------|------------------------------------------------|
| Code                                      | Soil Description                                      | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A  | Soybeans Bu/A | Crop productivity index for optimum management |
| 13A                                       | Bluford silt loam, 0 to 2 percent slopes              | 16.71 | 44.1%            |                                     | 136        | 44            | 101                                            |
| 889A                                      | Bluford-Darmstadt silt loams, 0 to 2 percent slopes   | 12.84 | 33.9%            |                                     | 128        | 44            | 98                                             |
| **844B2                                   | Ava-Blair complex, 2 to 7 percent slopes, eroded      | 6.64  | 17.5%            |                                     | **127      | **43          | **95                                           |
| **621B2                                   | Coulterville silt loam, 2 to 5 percent slopes, eroded | 1.70  | 4.5%             |                                     | **142      | **45          | **102                                          |
| <b>Weighted Average</b>                   |                                                       |       |                  |                                     | <b>132</b> | <b>43.9</b>   | <b>99</b>                                      |

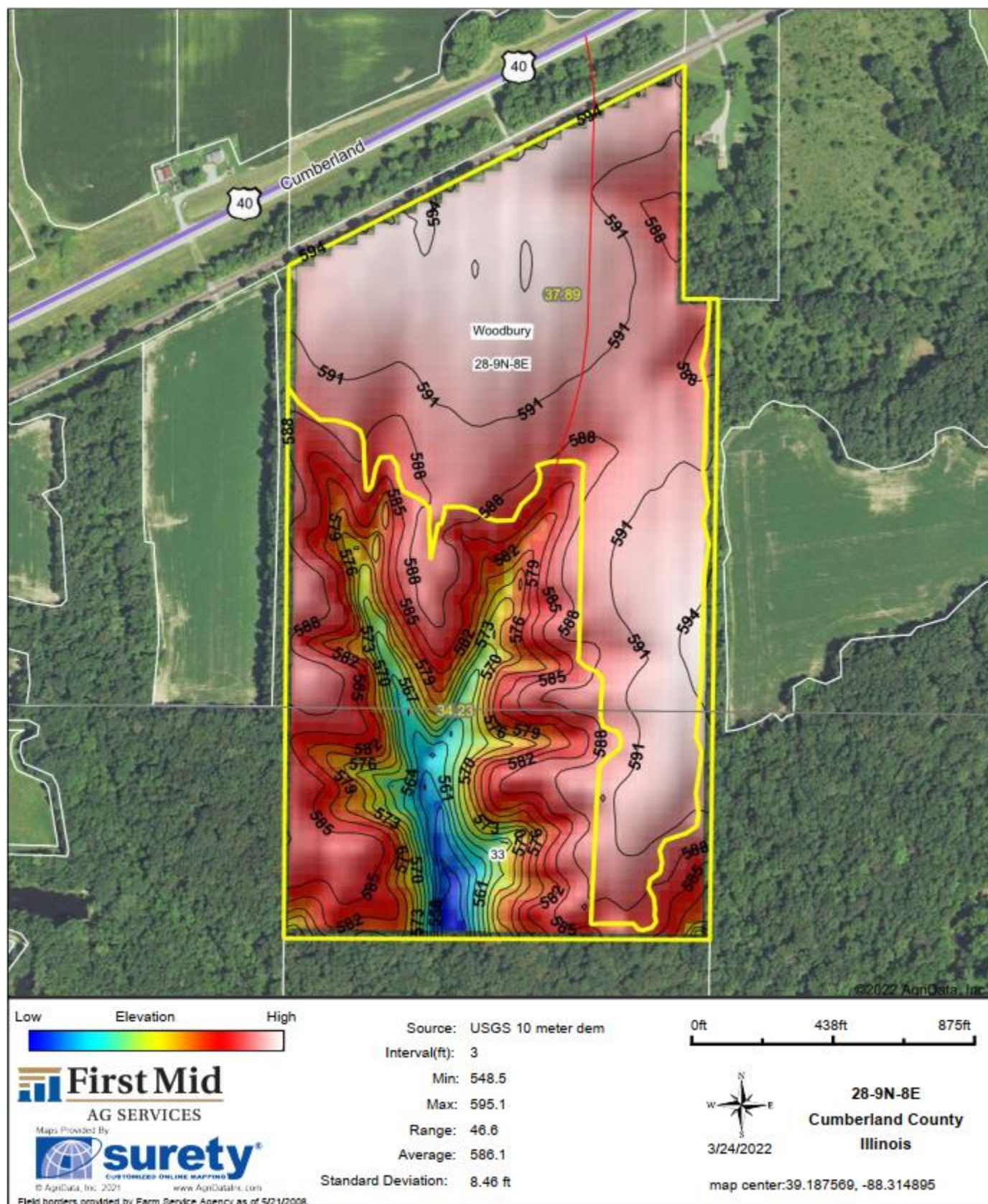
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811**

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

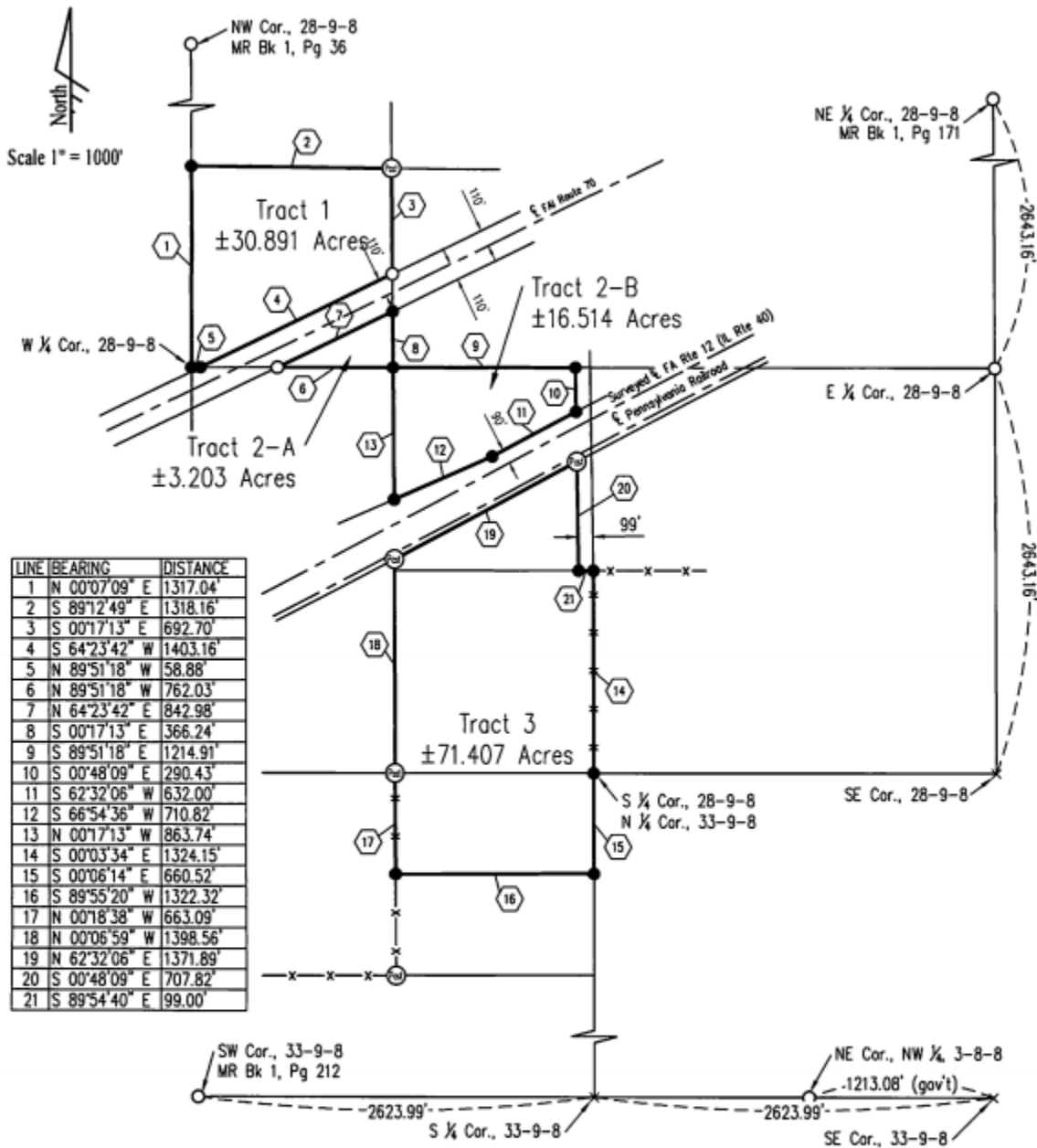
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

# TOPOGRAPHY HILLSHADE – TRACT #3



# PLAT OF SURVEY

## Plat of Survey



### Legend

- Survey Marker Found
- Iron Pin set W/IPLS cap #3355
- Boundary of Property Surveyed

Survey Completed at the request of:  
First Mid Ag Services

**RANKIN LAND SURVEYING**

2412 Prairie Avenue - Mattoon, IL 61938 - 217.460.0825  
Illinois Professional Design Firm No. 184.007891-0008

RLS File No. 161410922  
Sheet 2 of 3

## PHOTOS

Tract 1 looking Southeast



Tract 2 looking Northeast



## PHOTOS

Tract 3 looking Northwest



Water and Fiber Optic Access on Tract 2



## 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:** Trust Number 8002380849 – Ringer Farm

**Sale Method:** Registrations for bidders are due by 1:00 pm on the day of the auction. All bidding is on a “per acre” basis. All bidders will have the opportunity to raise their bids at an auction on August 25, 2022, to determine the final high bidder through live, in-person or online bidding. This is a three-tract auction. Tracts will be offered as a “Choice and Privilege” auction. “Choice and Privilege” allows the high bidder the choice to choose what tract(s) he/she would like. The contending bidder will have the privilege of taking any remaining tract(s) at the high bid price, if available. If there is a remaining tract(s) after the high bidder and the contending bidder make their decisions, the remaining tract(s) will be offered with another round of bidding. For bidders concerned about live, in-person bidding, we will provide an alternative online bidding option. Call 217-258-0457 for details. **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.

**Contract:** Buyer will enter into a contract with a 10% down payment due at Everhart & Everhart Abstractors office by **4:00 PM on August 26, 2022**, and the balance due at closing on or **before September 30, 2022**. All property will be sold “as is, where is,” based on a survey being completed, approximately 127.34 acres +/- . Bidding is calculated by your bid price times the surveyed acres being sold.

**Financing:** Bidding is not conditional upon financing, or any buyer or lender inspections. 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 and Possession:** This farm will be sold free of lease for the 2023 growing season. Seller to retain Landowner’s share of 2022 crops and government payment proceeds, if any. Possession to be granted following the completion of the 2022 farm lease terms.

**Real Estate Taxes:** 2022 real estate taxes payable in 2023 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2023 and all subsequent years will be the Buyer’s responsibility. No adjustments will be made after closing.

**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 or in person the morning of the auction. 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 on August 26, 2022.

**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.

**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 based upon surveyed acres, which is 31.9 +/- acres on Tract 1; 22.9 +/- acres on Tract 2; 72.54 acres +/- on Tract 3.

Bid price X tract surveyed acres will equal the total consideration due.

**Agency:** Eric Schumacher, Justin Wheeler, Auctioneer, and David Klein, Managing Broker, 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.

**REGISTRATION SHEET  
RINGER FARM  
FARMLAND AUCTION  
1:00 P.M. – THURSDAY, AUGUST 25, 2022  
Teutopolis American Legion  
106 N. Plum St.  
Teutopolis, IL 62467**

In order to attend and participate in this sale, you must register to bid and be approved by the Auctioneer.

I wish to participate in the auction of the Ringer Farm located in Cumberland County, Illinois; being 122.02 +/- acres:

**Registration to Bid:**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE: \_\_\_\_\_

PHONE NO: \_\_\_\_\_

EMAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

If I am the successful bidder, I agree to the terms provided, will sign the Seller provided real estate contract and pay the non-refundable 10% down payment immediately following the auction. I understand I am bidding by the acre and this auction is not contingent upon my ability to obtain financing.

Registration forms can be sent to:



**Attn: Eric Schumacher, Broker or Justin Wheeler, Auctioneer  
1317 Charleston Ave., Mattoon, IL 61938**

**[www.firstmidag.com](http://www.firstmidag.com)**

Phone: 217-258-0457 or 217-258-3322 Fax

By placing this bid I understand Eric Schumacher, Broker, Justin Wheeler, Auctioneer, and David Klein, Managing Broker, are the designated agents with First Mid Ag Services, representing the Seller only in this transaction and they are not acting on my behalf. Auctioneer License #441.002548. This notice of no agency is being provided as required by state law.