



FARMLAND AUCTION

DECEMBER 14th, 2022

ELLIS FARM

160.00 +/- ACRES

NORTH OKAW TOWNSHIP

COLES COUNTY, ILLINOIS



1317 Charleston Avenue

Mattoon, IL 61938

www.firstmidag.com

Cory Kauffman, Broker ckauffman@firstmid.com

David Klein, Designated Managing Broker

Justin Wheeler, Auctioneer jwheeler@firstmid.com

Auctioneer License #441.002548

(217) 258-0498

(800) 532-5263

(217) 421-9615

GENERAL INFORMATION

SELLER: Barron Family Trust, James R. Lewis, William R. Lewis, Leslie A. Sharp Family Living Trust, Alex Barron, Eric Barron, Caron McCarthy-Skelley

LEGAL

DESCRIPTION: The Southwest Quarter of Section 21, Township 13 North, Range 7 East of the Third Principal Meridian, all in North Okaw Township, Coles County, Illinois, containing 160 acres more or less. (PIN: 09-0-00796-000)

LOCATION: Located 5 miles northwest of Mattoon and 2 miles southwest of Cooks Mills in western Coles County, Illinois at the corner of CR 200E and CR 1200N

TIME AND

PLACE OF SALE: **LIVE IN-PERSON/ONLINE AUCTION: 10:00 a.m. – Wednesday, December 14th, 2022**
Mattoon American Legion
1903 Maple Ave
Mattoon, IL 61938

ONLINE BIDDING: Bid anytime from November 30th through December 14th at 10:00 a.m. CST @ <https://firstmidag.bidwrangler.com> or download the First Mid Ag app from the App store on your mobile device.

AGENCY: Cory Kauffman, Broker ; 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.

ATTORNEY: Angelica W. Wawrzynek
FOR Armstrong, Grove, & Wawrzynek LLC
SELLER 1400 Charleston Avenue, Suite 200, Mattoon, IL 61938
Phone: 217-234-7123

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 10:00 am on the day of the auction. All bidding is on a “per-acre” basis. All registered bidders will have the opportunity to participate on December 14th to determine the final high bidder through live, in-person, or online bidding. Details are listed below.



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!

See Addendum for further details and online bidding instructions.

CONTRACT: Buyer will enter into a contract with a 10% down payment due at Crites Title Company, Mattoon office by 4:00 PM on December 15, 2022, and the balance due at closing on or **before January 20, 2023**. 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.

EXPENSE REIMBURSEMENT: Buyer will reimburse Seller for tillage practices completed after harvest of the 2022 crop. Tillage reimbursement will be \$2,140.80.

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.



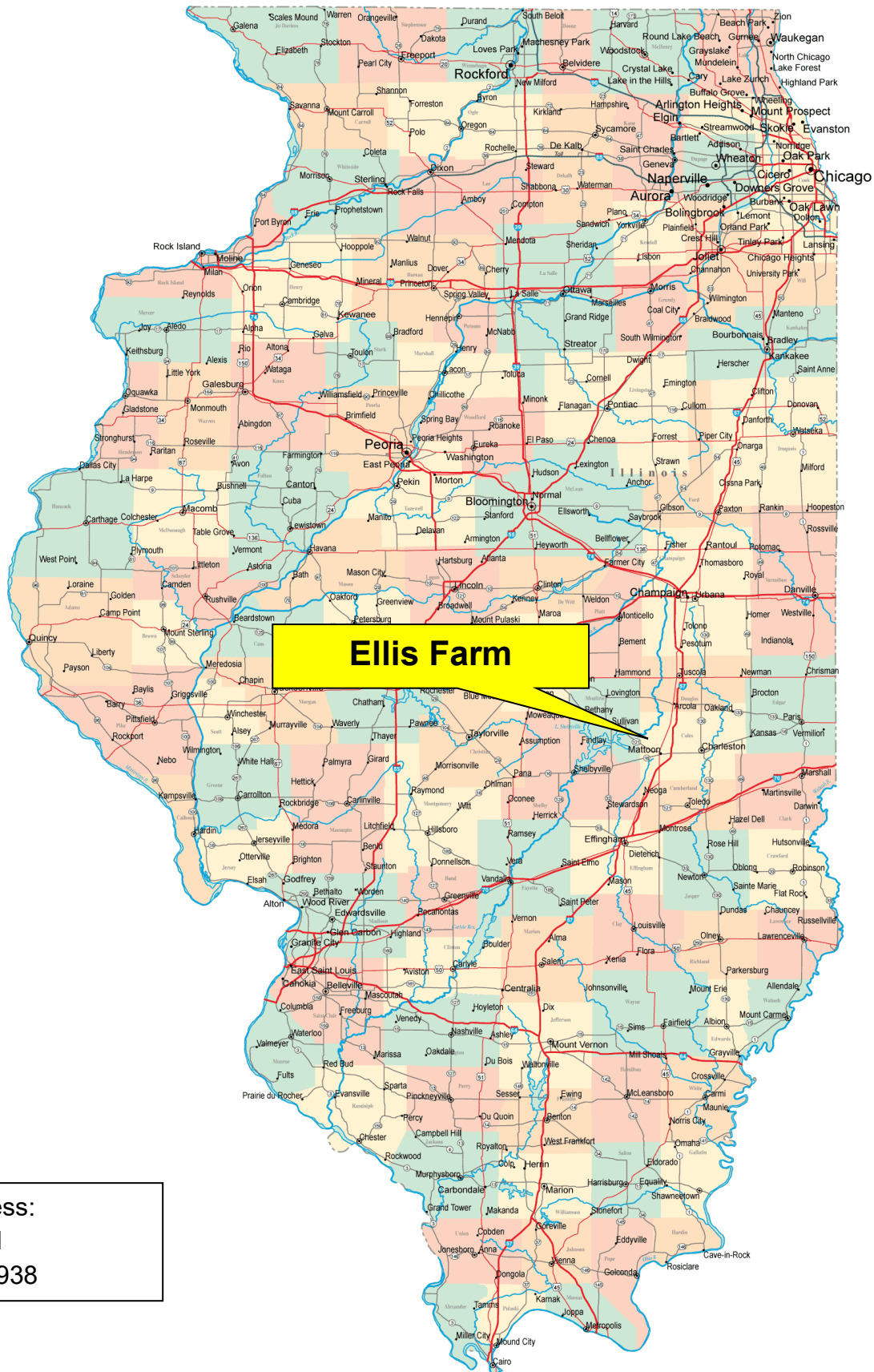
AG SERVICES

www.firstmidag.com

@Firstmidag



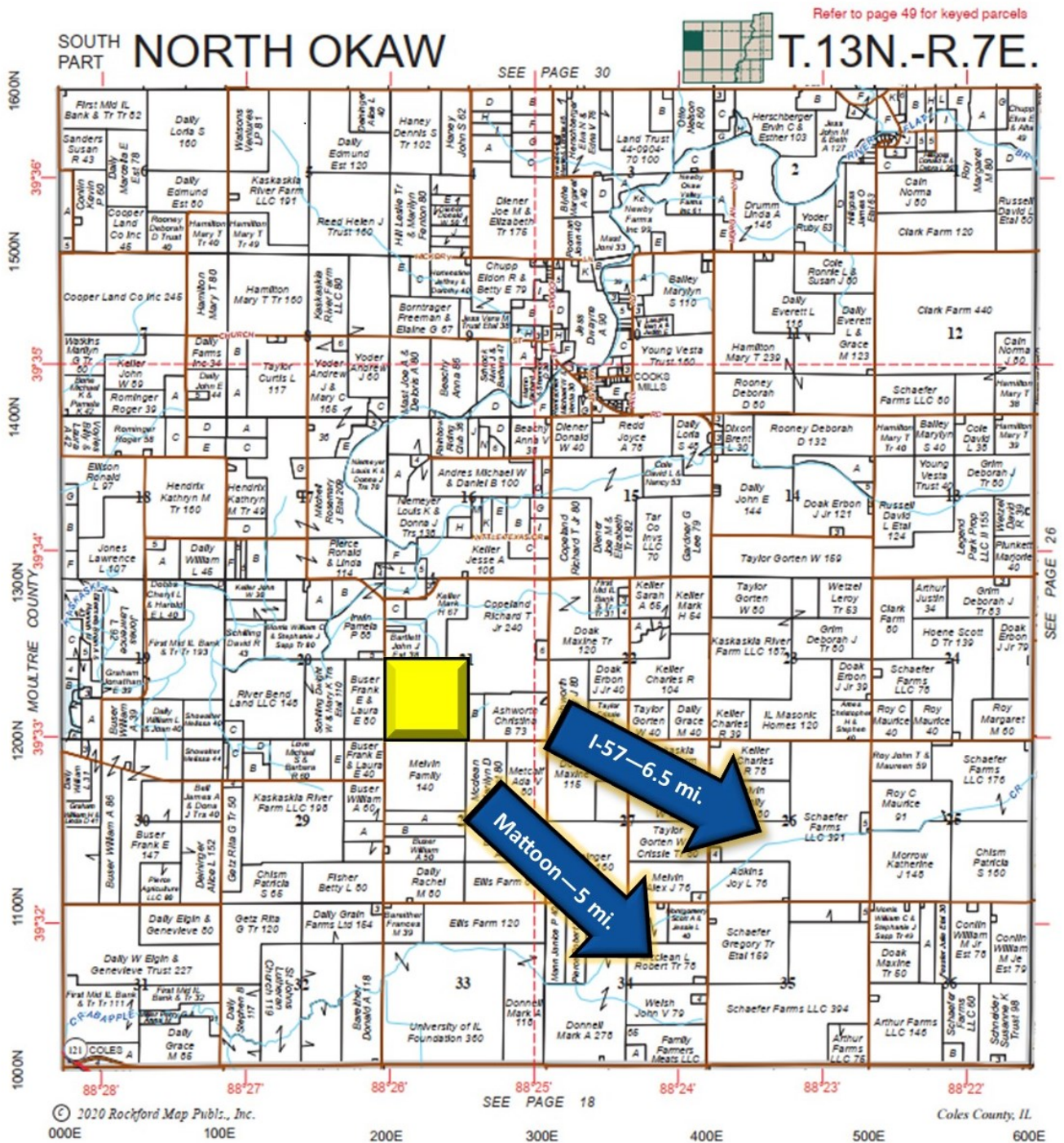
AREA MAP



Latitude:
39.553710
Longitude:
-88.428935
(Tract 1)

Physical Address:
12310 Dole Rd
Mattoon, IL 61938

PLAT MAP



Reprinted with Permission of Rockford Map Publishers, Inc.

AERIAL MAP



ACCESS ACROSS WATERWAY

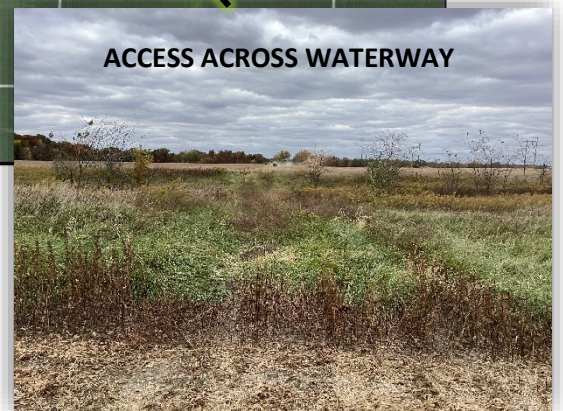
 **First Mid**
AG SERVICES

Map Center: 39.553710, -88.428935

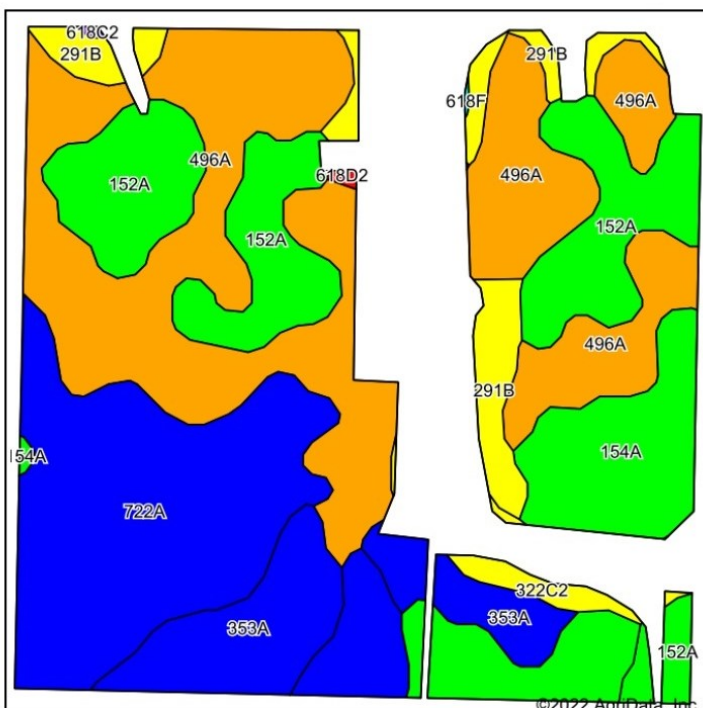
21-13N-7E
Coles County
Illinois

Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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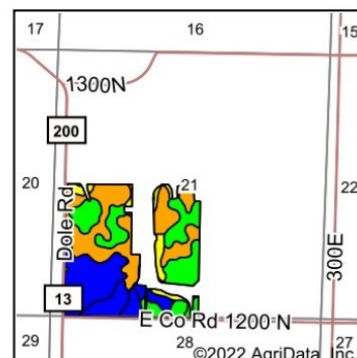
Field borders provided by Farm Service Agency as of 5/21/2008.



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Coles**
 Location: **21-13N-7E**
 Township: **North Okaw**
 Acres: **131.08**
 Date: **9/2/2022**

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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL029, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
496A	Fincastle silt loam, udic moisture class, 0 to 2 percent slopes	44.56	34.0%		166	52	121
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	28.71	21.9%		184	60	137
152A	Drummer silty clay loam, 0 to 2 percent slopes	22.96	17.5%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	14.54	11.1%		194	63	144
353A	Toronto silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	11.54	8.8%		174	56	128
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	6.18	4.7%		**160	**50	**117
**322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	2.38	1.8%		**149	**47	**108
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	0.14	0.1%		**130	**42	**95
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	0.07	0.1%		**136	**44	**100
Weighted Average					178.2	57.1	131.2

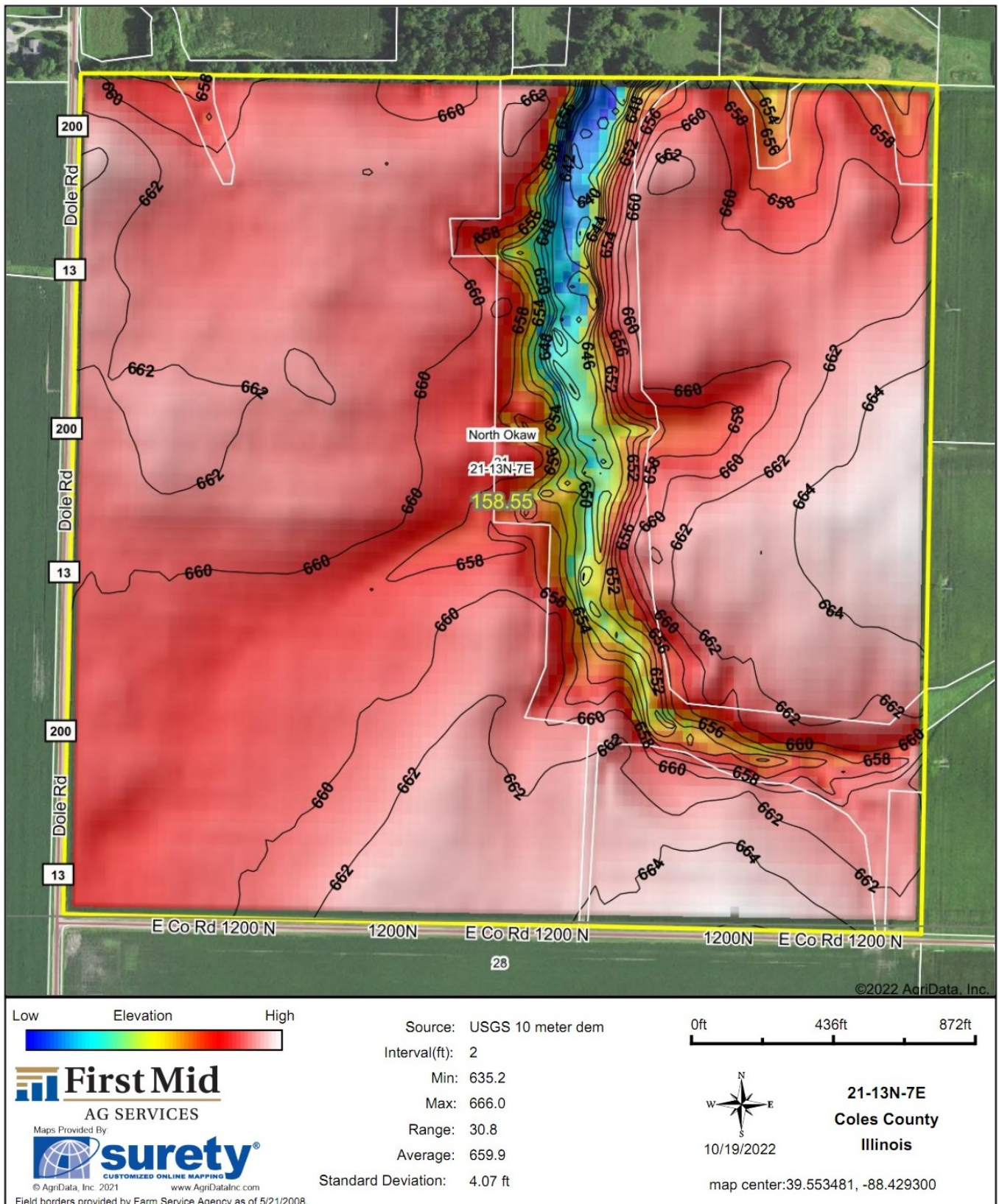
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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 MAP



DRONE IMAGE



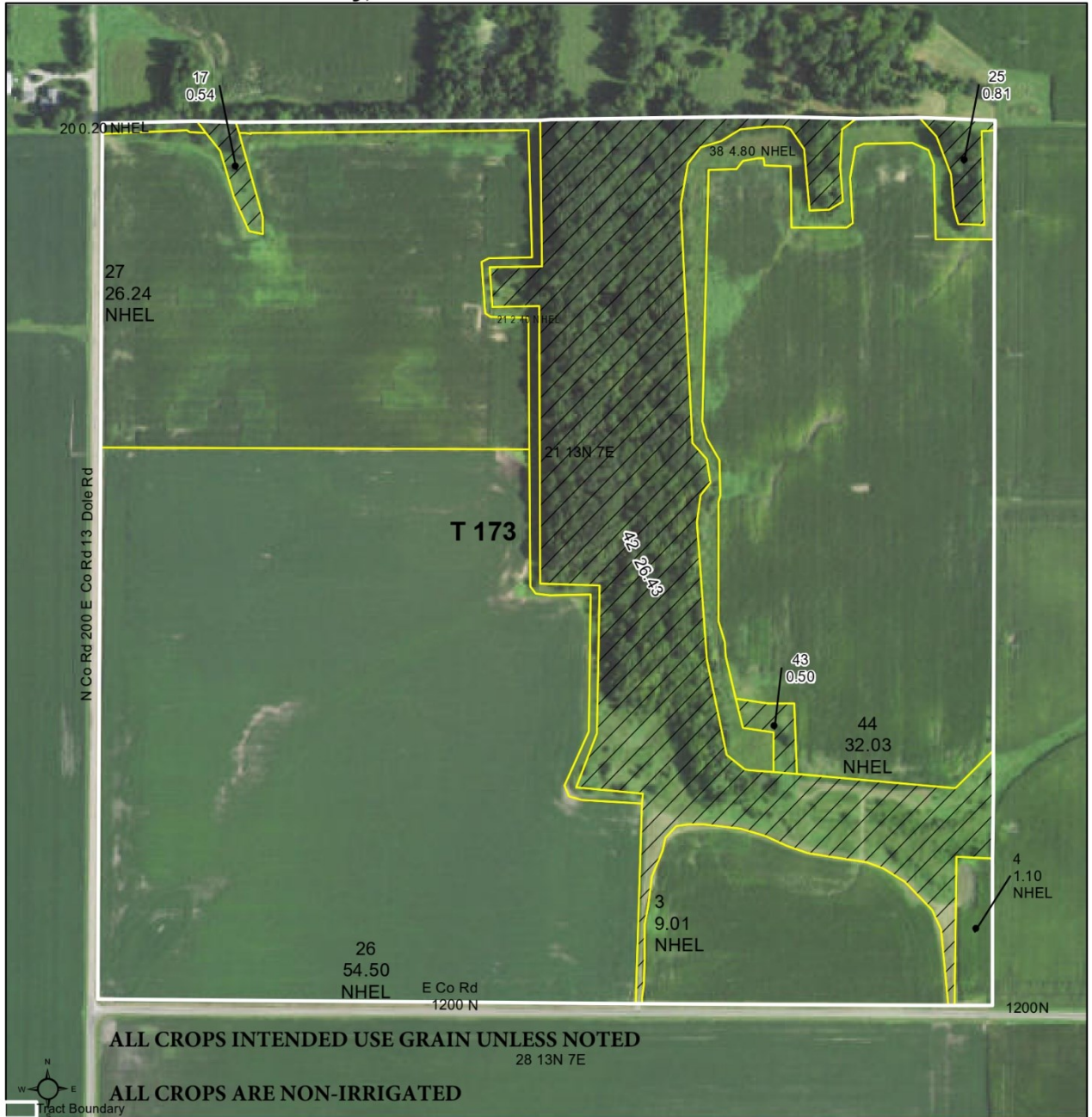
Looking northeast from southwest corner

FSA MAP



United States
Department of
Agriculture

Coles County, Illinois



ADDITIONAL INFORMATION

REAL ESTATE TAX INFORMATION:

Parcel #	Tax Acres	Total Assessment	Tax Rate	2021 Taxes Paid 2022
09-0-00796-000	160.0	68,360	7.372410	\$5,039.78

FSA INFORMATION

FSA #	1831
TRACT #	173
HEL (Highly Erodible) STATUS	NHEL
FSA FARMLAND ACRES	158.56
DCP CROPLAND ACRES	130.28
CORN BASE ACRES	65.79
PLC YIELD CORN	145
SOYBEAN BASE ACRES	64.49
PLC YIELD SOYBEANS	50
CORN PROGRAM ELECTION	PLC
SOYBEAN PROGRAM ELECTION	ARC – CO
WETLAND STATUS: Wetland determinations not complete	

SOIL TEST RESULTS

General Location	Acres	Test Date	Ph	P	K
NW Corner & East Side	66.95	11/6/2020	6.1	43	146
SW Corner	53.50	11/17/2020	6.4	66	289

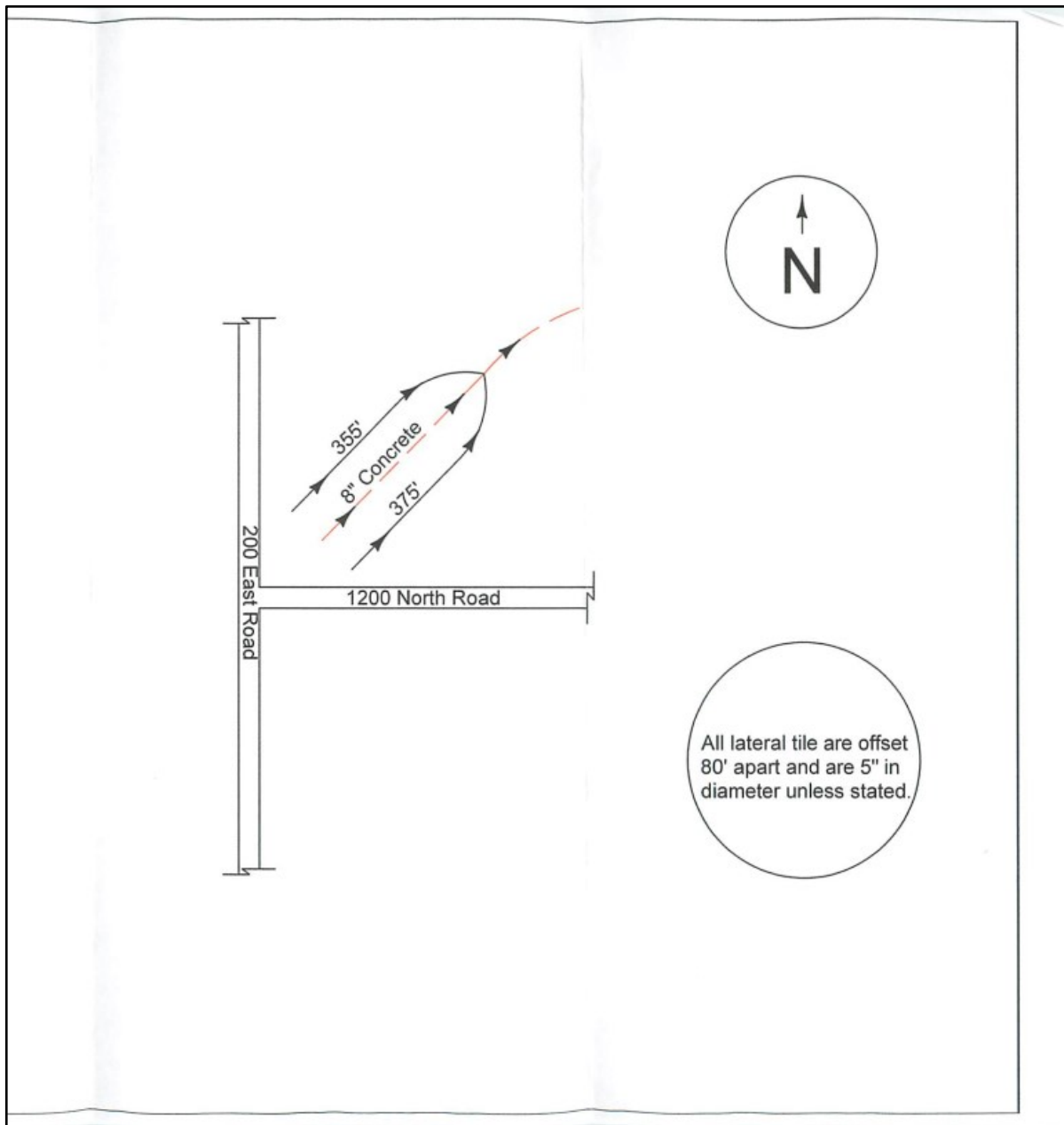
**Full report available upon request*

YIELD HISTORY

Year	Corn (bu/ac.)	Soybeans (bu/ac.)
2021	161	65
2020	199	58
2019	155	57
2018	223	62
2017	165	69

TILE MAPS

Installed in the spring of 2021
by Fuller Farm Drainage



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: Barron Family Trust, James R. Lewis, William R. Lewis, Leslie A. Sharp Family Living Trust, Alex Barron, Eric Barron, Caron McCarthy-Skelley

Sale Method: Registrations for bidders are due by 10:00 am 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 **December 14, 2022, to determine the final high bidder through live, in-person or online bidding.** For bidders concerned about live, in-person bidding, we will provide an alternative online bidding option. Call 217-258-0498 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 Crites Title Company, Mattoon office by 4:00 PM on December 15, 2022, and the balance due at closing on or **before January 20, 2023.** All property will be sold “as is, where is.”, based on real estate taxable acres, 160.0 acres +/- . Bidding is calculated by your bid price times the taxable 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, rents, and government payment proceeds, if any. Seller will grant full possession at closing, subject to tenants’ rights that terminate with the severance of the 2022 crop.

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 day 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 December 15, 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 real estate taxable acres, being **160.0 acres**. Bid price X taxable acres will equal the total consideration due.

Agency: Cory Kauffman, Broker, 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 Bidder/Buyer will be considered to be in default. Closing shall be set within 45 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. Failure of Bidder/Buyer to remit full payment of the purchase price at Closing shall be considered an event of default. Default by the successful Bidder/Buyer will result in that Bidder's liability to both the Seller and First Mid Ag Services. In the event of default by Bidder/Buyer, 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 Bidder/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 to any of the above remedies, Seller may retain the down payment deposit in full. Additionally, First Mid Ag Services reserves the right to recover any damages separately from the breach of the Bidder/Buyer. Both the successful Bidder/Buyer 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/Buyer's or Seller's failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

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
ELLIS FARM
FARMLAND AUCTION
10:00 A.M. – WEDNESDAY, DECEMBER 14TH, 2022
MATTOON AMERICAN LEGION
1903 Maple Ave
Mattoon, IL 61938**

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 Ellis Farm located in the SW1/4, Section 21, T13N, R7E of 3rd P.M., Coles County, Illinois; being 160.0 +/- 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: Cory Kauffman, Broker or Justin Wheeler, Auctioneer
1317 Charleston Ave., Mattoon, IL 61938**

www.firstmidag.com

Phone: 217-258-0498 or 217-258-3322 Fax

By placing this bid I understand Cory Kauffman, 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.