



Lydia Wassom Trust and Leslie Wassom Trust

FARMLAND AUCTION OF 4 TRACTS

161.00 +/- Acres in Grand Rapids Twp., LaSalle County

40.00 +/- Acres in Highland Twp., Grundy County

78.80 +/- Acres in Nevada Twp., Livingston County



6 Heartland Dr. Suite A, P.O. Box 1607

Bloomington, IL 61702-1607

www.firstmidag.com

Mark Smith, Broker MRSmith@firstmid.com
David Klein, Designated Managing Broker & Auctioneer
Auctioneer License #441.001928 dklein@firstmid.com

(309) 665-0053
(309) 261-3117
(800) 532-5263

GENERAL INFORMATION

SELLERS: Lydia Wassom Trust & Leslie Wassom Trust

DESCRIBED AS: **Tract #1:** Part of the South Half of the South Half of Section 33, Except the farmstead, T.32N., R.4E. of the 3rd P.M., LaSalle County, Illinois. (121.0+/- tax acres)

Tract #2: The Southwest Quarter of the Southwest Quarter of Section 34, T.32N., R.4E. of the 3rd P.M., LaSalle County, Illinois. (40.0+/- tax acres)

Tract #3: The East Half of the West Half of the Northeast Quarter of Section 19, T.31N., R.6E. of the 3rd P.M., Grundy County, Illinois. (40+/- tax acres)

Tract #4: Part of the West Half of the Southwest Quarter of Section 9, T.30N, R.6E. of the 3rd P.M., Livingston County, Illinois. (78.8+/- tax acres)

LOCATION: Tracts 1 and 2: 5 miles northeast of Streator, IL on N 18th Road.
Tract 3: 4 miles east of Ransom, IL on Goodfarm Road.
Tract 4: 5 miles west of Dwight, IL, on 3100 N Road.

**TIME AND
PLACE OF SALE:**

LIVE VIRTUAL ONLINE AUCTION JULY 11, 2023

TRACTS 1 & 2: 10:00 AM at Firstmidag.com

TRACTS 3 & 4: 1:00 PM at Firstmidag.com

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.**

AGENCY: Mark Smith, 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.

**ATTORNEY
FOR SELLER:** The Cantlin Law Firm
760 E. Etna Road
Ottawa, IL 61350



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. Flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from First Mid Ag Services. Updated June 5, 2023.

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> or by downloading the First Mid Ag App from June 20th 10:00 AM CST through July 11th, 2023. At 10:00 AM CST, a virtual live-online auction will be conducted for Tracts 1 and 2. At 1:00 PM CST, a virtual live-online auction will be conducted for Tracts 3 and 4. All bidding is on a “per acre” basis. These are two-tract auctions. Tracts will be offered as a “Choice and Privilege” in their respective auctions. “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 at the high bid price, if available. If there is a remaining tract after the high bidder and the contending bidder make their decisions, the remaining tract will be offered with another round of bidding. Call David Klein, Auctioneer, at (309) 261-3117 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! **See Addendum for further details and online bidding instructions.**

CONTRACT:

Buyer will enter into a contract with a 10% down payment, and the balance due on or **before August 25, 2023**. All property will be sold “as is, where is.”

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 & POSSESSION:

Seller to retain the first installment of 2023 rent. Leases will be assigned to Buyers. Buyers to receive the second installment of 2023 rent due November 1, 2023 and any bonus rent due from the variable clause in the lease. Call for lease terms by Tract. The tenant has agreed to give possession at the conclusion of 2023 harvest. Buyer may possess after closing, subject to completion of harvest. Leases will end 2/28/2024. Tract #1 contains a CRP Filter Strip Contract. The current tenant will receive the 2023 CRP payment. The Buyer of Tract #1 will receive future CRP payments and be responsible for all contract obligations.

REAL ESTATE TAXES:

2022 real estate taxes payable in 2023 to be paid by the Seller prior to closing. **50% of the estimated 2023 real estate taxes** payable in 2024 to be paid by the Seller via credit at closing with no adjustment after closing. Buyer will then pay the 2023 real estate taxes when they become available in 2024 and all future year's real estate taxes.

www.firstmidag.com

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STATE MAP

Tracts 1/2: Physical Address:
2100 North 18th Road
Streator, IL 61364

**Leslie Wassom Trust
Tracts #1 & #2
LaSalle County**

**Lydia Wassom Trust
Tract #3: 40 acres
Grundy County**

Tract 4: Physical Address:
31100 N 2000 E Rd
Dwight, IL 60420

Tract 3: Physical Address:
8350 County Rd 9000 S.
Kinsman, IL 60437

**Leslie & Lydia Wassom
Trusts- Tr. #4 78.8 Ac.
Livingston County**

Tr.#1 Latitude:
41.195866
Longitude:
-88.766986

Tr.#2 Latitude:
41.195564
Longitude:
-88.758236

Tr.#3 Latitude:
41.148833
Longitude:
-88.573306

Tr.#4 Latitude:
41.082059
Longitude:
-88.544653

PLAT MAP

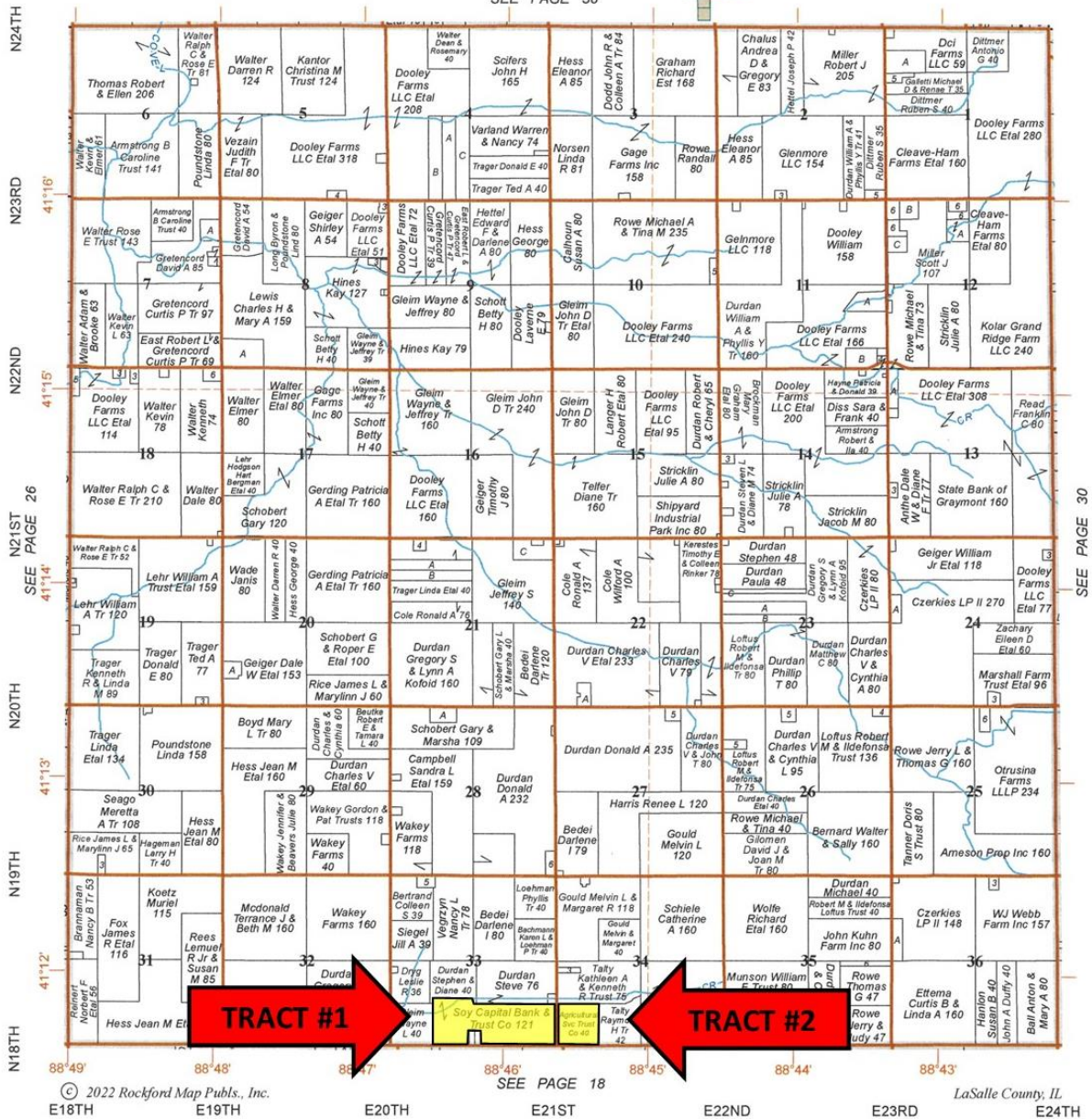
GRAND RAPIDS

SEE PAGE 38



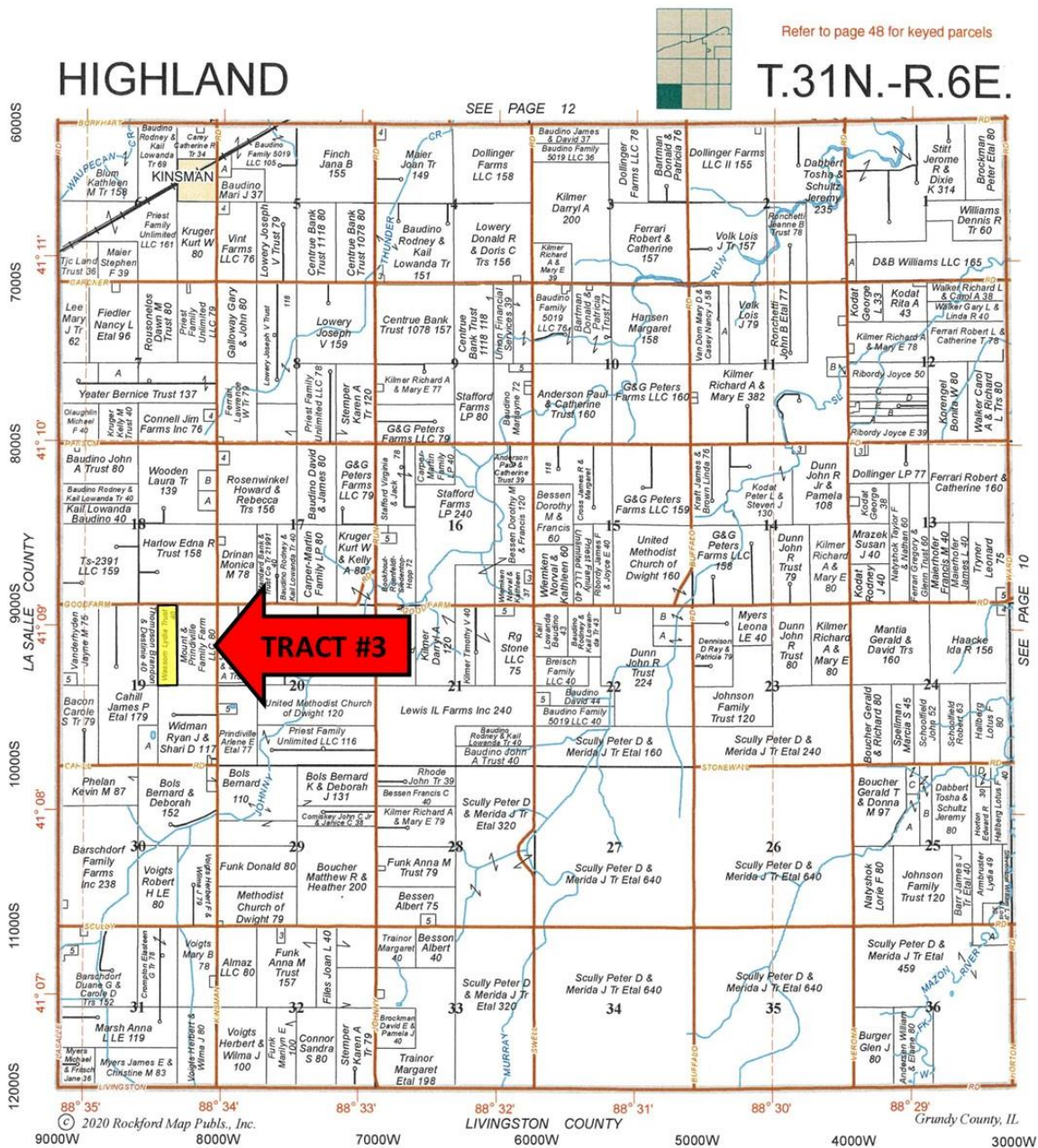
Refer to page 93 for keyed parcels

T.32N.-R.4E.



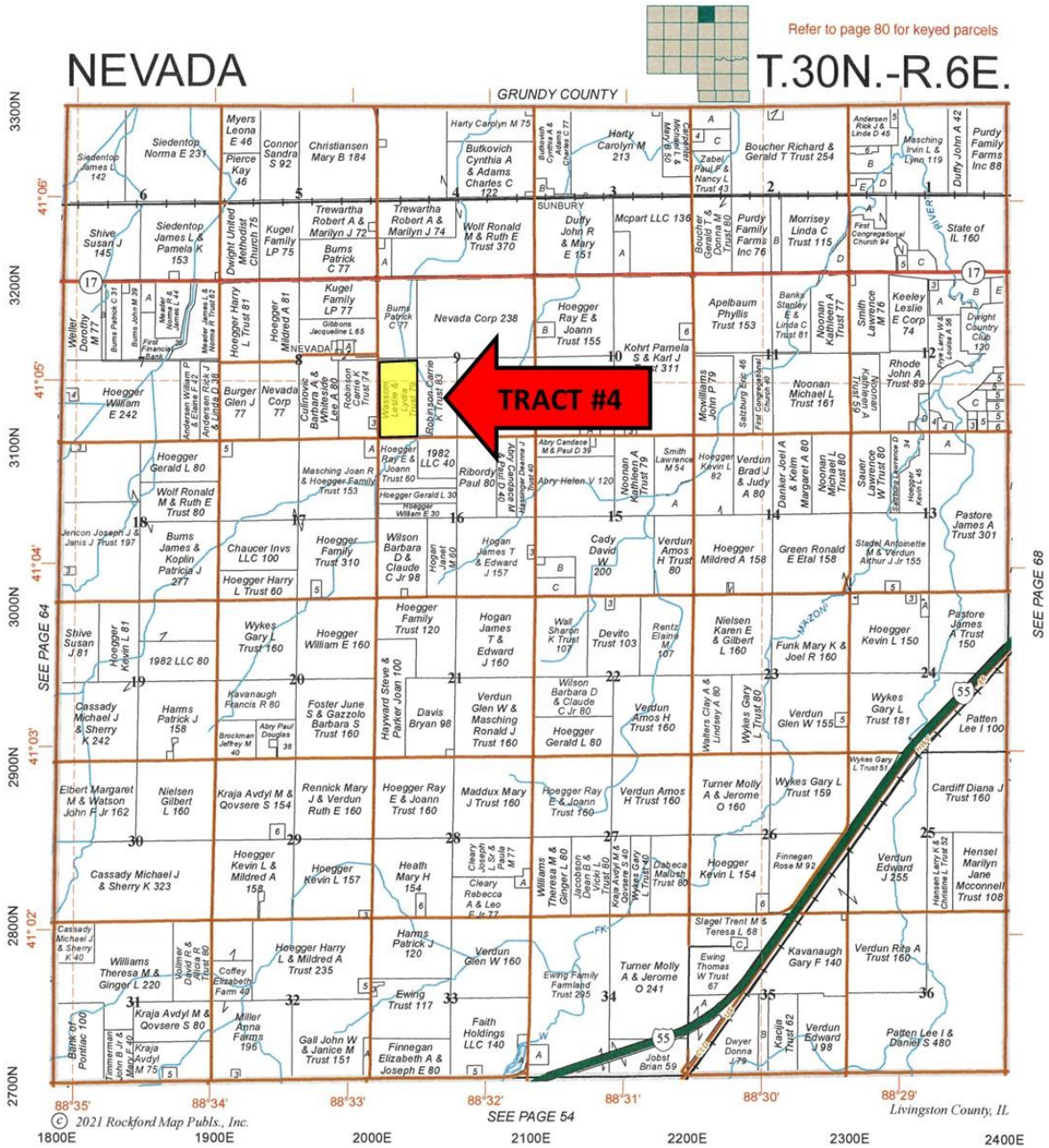
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PLAT MAP



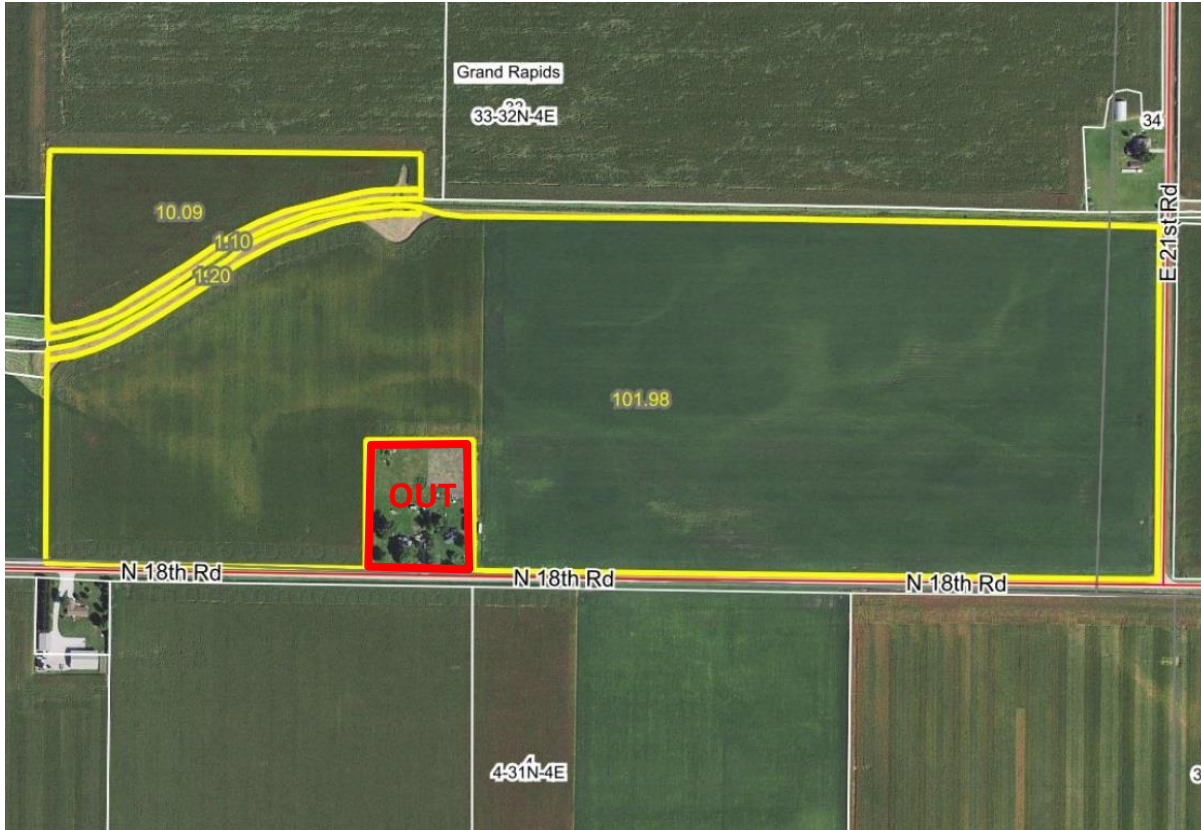
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PLAT MAP



Reprinted with permission from Rockford Map Publishing, Inc.

AERIAL PHOTO – TRACT #1 LASALLE COUNTY



Source: Agridata, Inc.

FSA INFORMATION- TRACTS 1 AND 2 COMBINED

FSA / TRACT#	1573/4672
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Determinations not complete
FSA FARMLAND ACRES	160.13
DCP CROPLAND ACRES	151.51
CORN BASE ACRES	111.90
PLC YIELD CORN	178
SOYBEAN BASE ACRES	37.30
PLC YIELD SOYBEANS	51
PROGRAM ELECTION ON CORN AND SOYBEANS	PLC – Corn ARC-CO – Soybeans
CRP CONTRACT	2.30 Acres @ \$406.30/acre thru @ 9/30/2025

Farm will be reconstituted if Tracts 1 and 2 are sold to different Buyers.

Source: LaSalle County, Illinois, USDA FSA Office.

AERIAL PHOTO – TRACT #2 LASALLE COUNTY



Source: Agridata Inc.

FSA INFORMATION - TRACTS 1 AND 2 COMBINED

FSA / TRACT#	1573/4672
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Determinations not complete
FSA FARMLAND ACRES	160.13
DCP CROPLAND ACRES	151.51
CORN BASE ACRES	111.90
PLC YIELD CORN	178
SOYBEAN BASE ACRES	37.30
PLC YIELD SOYBEANS	51
PROGRAM ELECTION ON CORN AND SOYBEANS	PLC – Corn ARC-CO – Soybeans

Farm will be reconstituted if Tracts 1 and 2 are sold to different Buyers.

Source: LaSalle County, Illinois, USDA FSA Office.

AERIAL PHOTO – TRACT #3 GRUNDY COUNTY



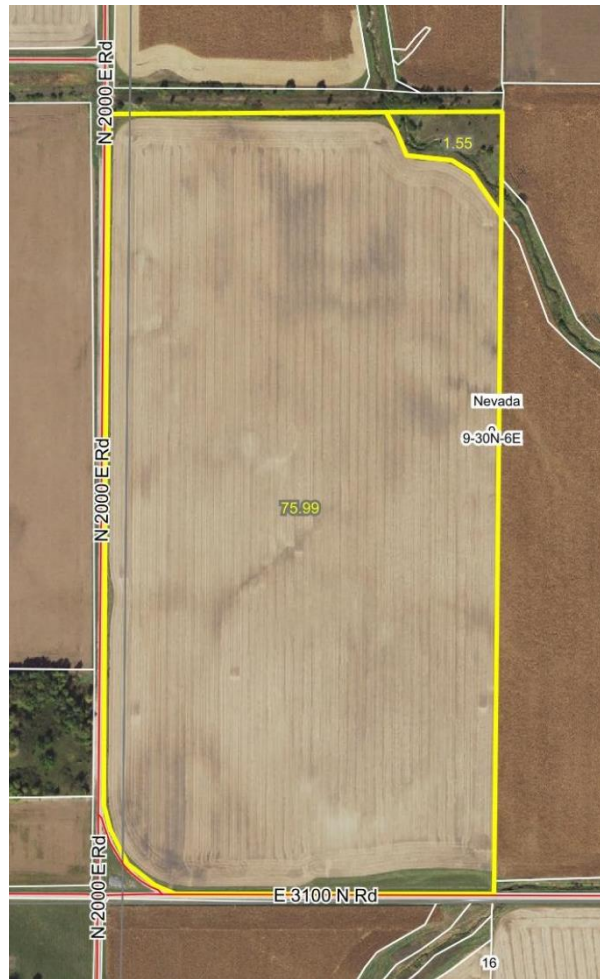
Source: Agridata Inc.

FSA INFORMATION - TRACT 3

FSA / TRACT#	904/1471
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Determinations not complete
FSA FARMLAND ACRES	39.81
DCP CROPLAND ACRES	39.81
CORN BASE ACRES	20.00
PLC YIELD CORN	161
SOYBEAN BASE ACRES	19.80
PLC YIELD SOYBEANS	49
PROGRAM ELECTION ON CORN AND SOYBEANS	ARC-CO – Corn ARC-CO – Soybeans

Source: Grundy County, Illinois, USDA FSA Office.

AERIAL PHOTO – TRACT #4 LIVINGSTON COUNTY



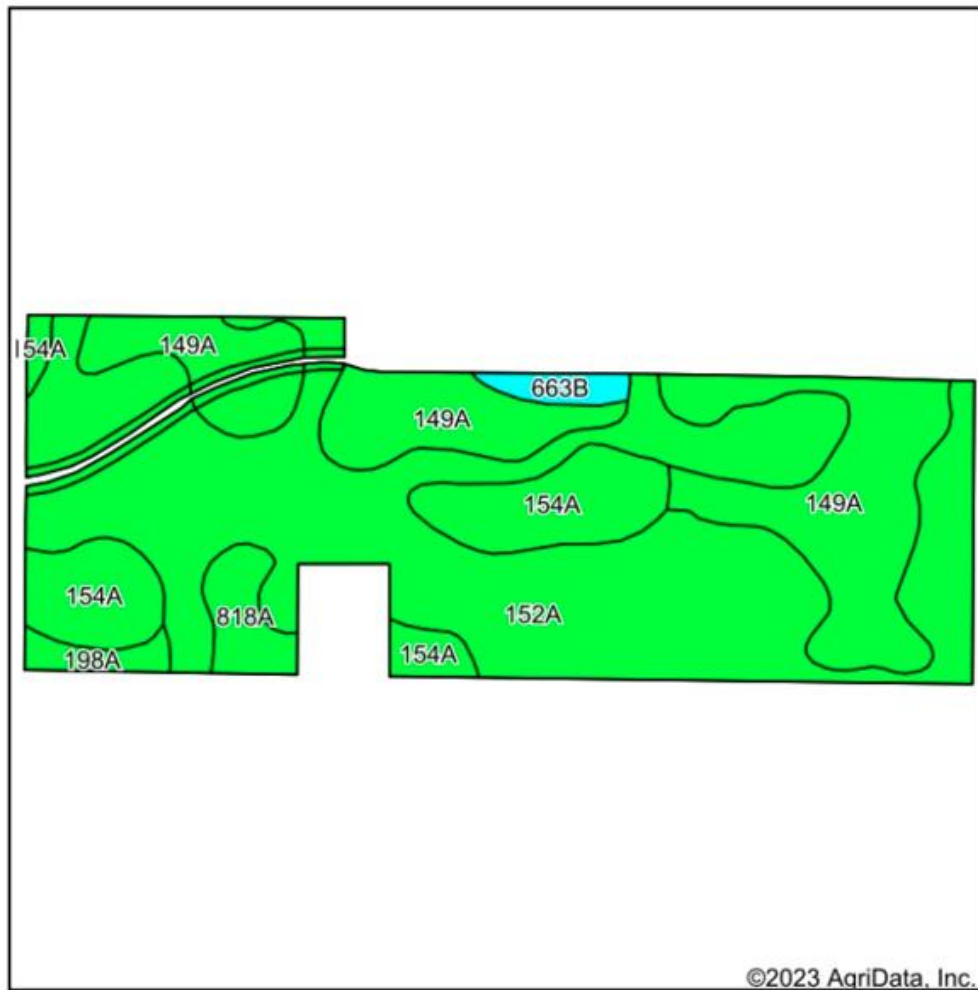
Source: Agridata Inc.

FSA INFORMATION – TRACT 4

FSA / TRACT#	1789/1028
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Tract contains a wetland or farmed wetland.
FSA FARMLAND ACRES	77.54
DCP CROPLAND ACRES	75.99
CORN BASE ACRES	37.30
PLC YIELD CORN	139
SOYBEAN BASE ACRES	37.20
PLC YIELD SOYBEANS	45
PROGRAM ELECTION ON CORN AND SOYBEANS	PLC – Corn ARC-CO – Soybeans

Source: Livingston County, Illinois, USDA FSA Office.

SOIL MAP – TRACT #1: 121.00 +/-



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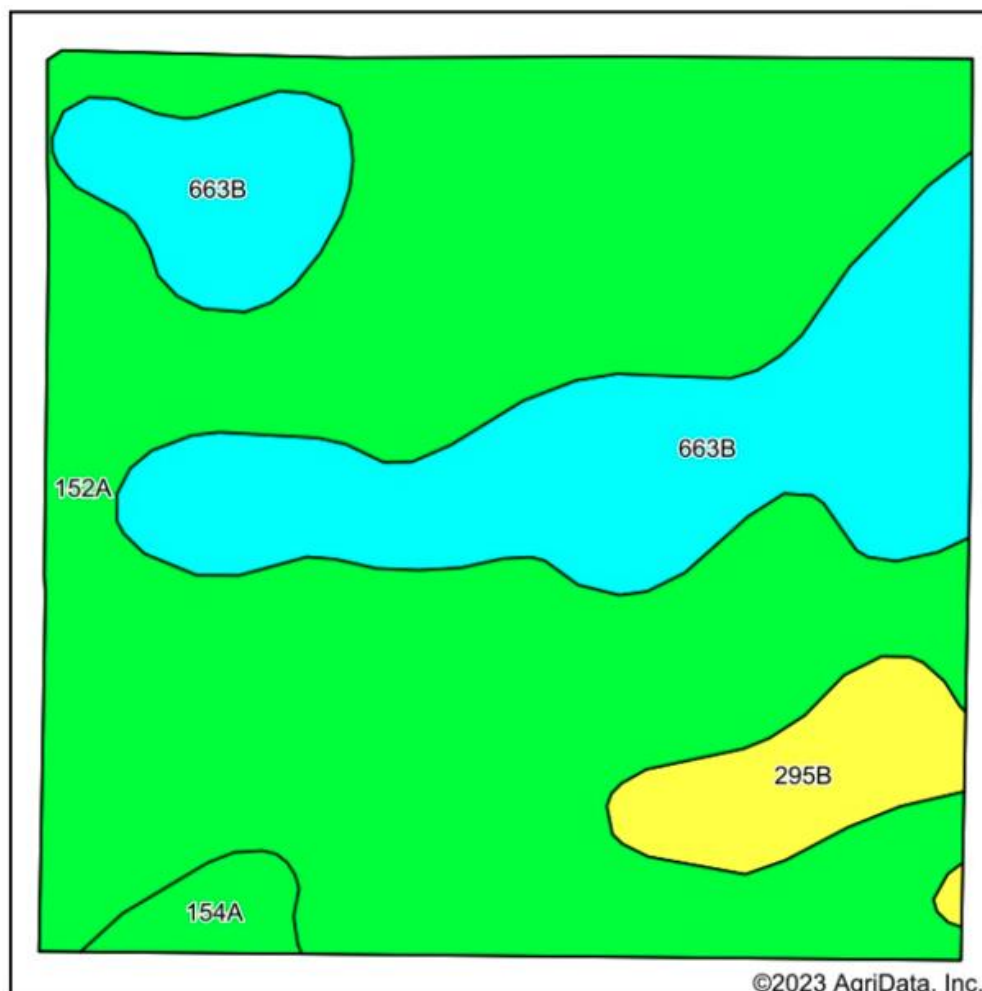
Source: Agridata, Inc.

<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 silty clay loam, 0-2% slopes	152A	63.71	195	63	144	55.7%
Brenton silt loam, 0-2% slopes	149A	59.90	195	60	141	26.1%
Flanagan silt loam, 0-2% slopes	154A	14.26	194	63	144	12.5%
Flanagan-Catlin silt loams, 0-3% slopes	818A	3.25	191	61	142	2.8%
Elburn silt loam, 0-2% slopes	198A	1.67	197	61	143	1.5%
Clare silt loam, 2-5% slopes	663B**	1.58	180**	56**	133**	1.4%
Estimated Weighted Soil Productivity using Bulletin 811:					143	

*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 194.6 weighted average and 62 on soybean yield PI for this entire farm.*

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

SOIL MAP – TRACT #2: 40.00 +/-



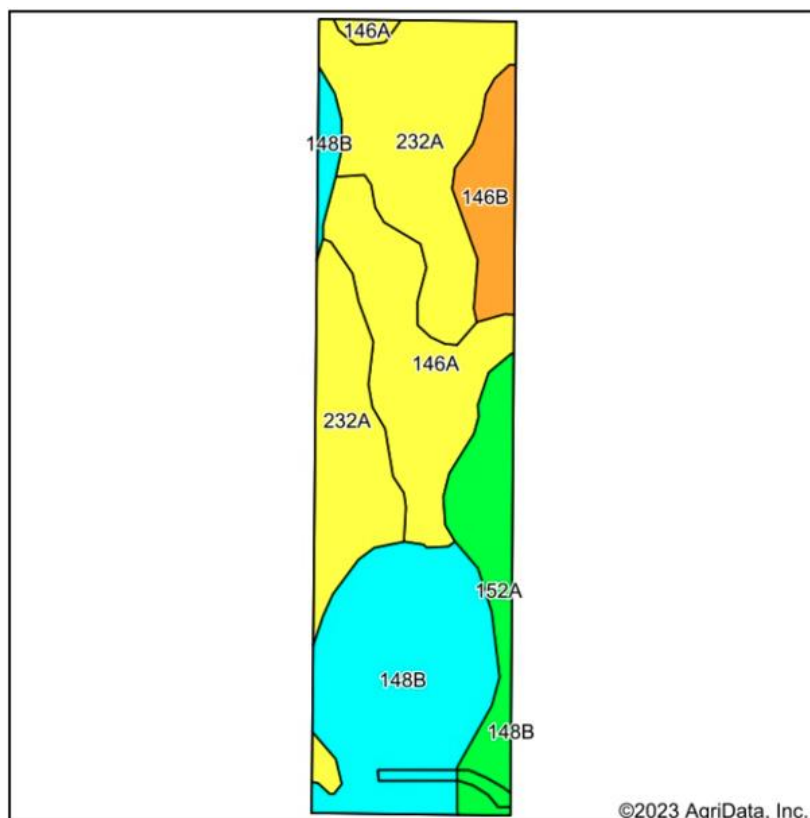
Source: AgriData, Inc.

<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 silty clay loam, 0-2% slopes	152A	25.65	195	63	144	69.1%
Clare silt loam, 2-5% slopes	663B**	8.84	180**	56**	133**	23.8%
Mokena silt loam, 2-4% slopes	295B**	1.98	170**	53**	125**	5.3%
Flanagan silt loam, 0-2% slopes	154A	0.67	194	63	144	1.8%
Estimated Weighted Soil Productivity using Bulletin 811:					140.4	

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 190.1 weighted average and 60.8 on soybean yield PI for this entire farm.

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

SOIL MAP – TRACT #3: 40.00 +/-



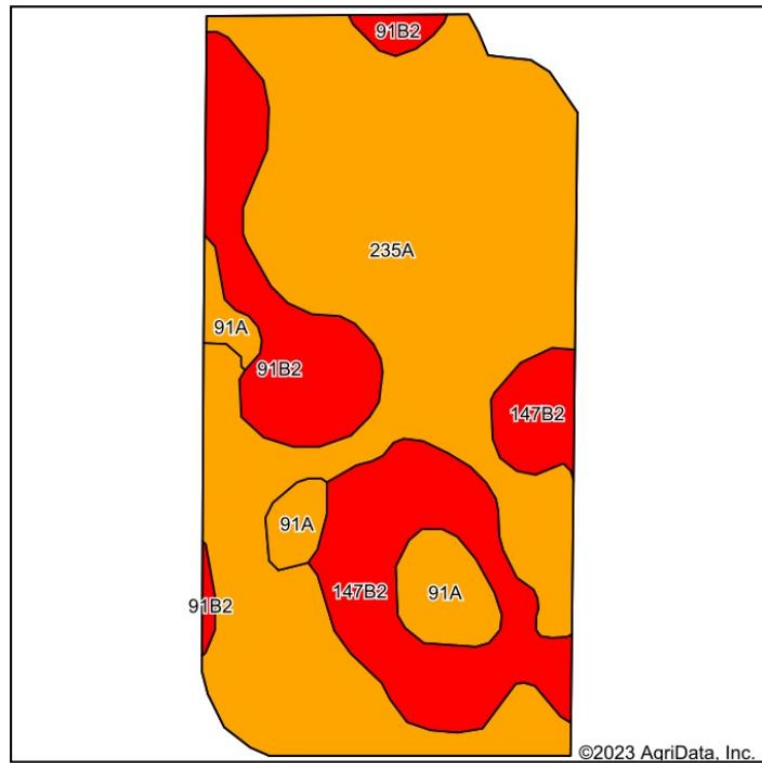
Source: Agridata, Inc.

<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>
Ashkum silty clay loam, 0-2% slopes	232A	14.09	170	56	127	35.4%
Proctor silt loam, 2-5% slopes	148B**	11.20	183**	57**	134**	28.1%
Elliott silt loam, 0-2% slopes	146A	7.39	168	55	125	18.6%
Drummer silty clay loam, 0-2% slopes	152A	4.45	195	63	144	11.2%
Elliott silt loam, 2-4% slopes	146B**	2.68	166**	54**	124**	6.7%
Estimated Weighted Soil Productivity using Bulletin 811:					130.3	

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 175.8 weighted average and 56.7 on soybean yield PI for this entire farm.

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

SOIL MAP – TRACT #4: 78.80 +/-



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>
Bryce silty clay, 0 to 2 percent slopes	235A	48.17	162	54	121	63.4%
Clarence silty clay loam, 2 to 4 percent slopes, eroded	147B2**	13.62	130**	46**	100**	17.9%
Swygert silty clay loam, 2 to 4 percent slopes, eroded	91B2**	9.34	147**	48**	110**	12.3%
Swygert silty clay loam, 0 to 2 percent slopes	91A	4.86	158	52	118	6.4%
Estimated Weighted Soil Productivity using Bulletin 811:					115.7	

*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 154.2 weighted average and 51.7 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:

Tract Numbers	Tax Parcel #	Tax Acres	2021 Net Taxable Value	2021 Tax Rate	2021 Taxes Due in 2022
Tract #1	28-33-404-000	121.00	\$81,689	8.19643%	\$6,695.58
Tract #2	28-34-301-000	40.00	\$25,207	8.19643%	\$2,066.08
Tract #3	10-19-200-002	40.00	\$18,199	8.00991%	\$1,457.72
Tract #4	04-04-09-300-001	78.80	\$23,646	8.58934%	\$2,031.04
Totals:		279.80	\$148,741		\$12,250.42

YIELD HISTORY:

Year	Tracts 1 & 2		Tract 3		Tract 4	
	Corn (bu./acre)	Soybeans (bu./acre)	Corn (bu./acre)	Soybeans (bu./acre)	Corn (bu./acre)	Soybeans (bu./acre)
2017	249	61	218		187	
2018	238	73		64		59
2019	174	61	175			49
2020	221	50		54	146	
2021	243	60	196			45
2022	227	80		65	198	
Average:	225	64	196	61	177	51

Source: Production records supplied by Sellers and Tenants.

SOIL TEST RESULTS:

Tract:	#1 (west 34) ¹	#1 (east 69) ¹	#2 ¹	#3 ²	#4 ²
Sample Date	6/6/2022	5/13/2021	6/6/2022	6/12/2019	6/12/2019
Average P1:	76	55	52	106	68
Average K:	457	468	478	452	441
Average pH:	6.3	6.3	6.3	6.3	6.6
1. Samples taken by Crop Tech Consulting, and converted from ppm to lbs./a. 2. Samples taken by Ingrams Soil Testing Center.					

TRACTS 1 & 2 TILE MAP



VINYLEX QUALITY DRAINAGE PRODUCTS
"The Red Pipe People"

LEGEND:

p-plastic {C-clay

Existing tile line

Existing shallow ditch

Existing deep ditch

LEGEND:
Permanent fence

Proposed tile line

Owner

Township

County

State -

LOCATION OF TILE SYSTEM

Leslie Wasson
Drainage Tile Fall 1984

NORTH

North

SCALE B_v Mike Lab

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: First Mid Wealth Management Company as Trustee of the Leslie Wassom Trust and Lydia Wassom Trust

Sale Method: This is a VIRTUAL LIVE-ONLINE AUCTION. Bids can be made online to First Mid Ag Services at <https://firstmidag.bidwrangler.com> or by downloading the First Mid Ag App from June 20th 10:00 AM CST through July 11th, 2023. At 10:00 AM CST, a virtual live-online auction will be conducted for Tracts 1 and 2. At 1:00 PM CST, a virtual live-online auction will be conducted for Tracts 3 and 4. All bidding is on a "per acre" basis. These are two-tract auctions. Tracts will be offered as a "Choice and Privilege" in their respective auctions. "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 at the high bid price, if available. If there is a remaining tract after the high bidder and the contending bidder make their decisions, the remaining tract will be offered with another round of bidding. Call David Klein, Auctioneer, at (309) 261-3117 for details.

Contract: Buyer will enter into a contract with a 10% down payment, and the balance due on or **before August 25, 2023**. All property will be sold "as is, where is."

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 policy in amount of sales prices to be furnished to the respective purchaser by Seller.

Lease & Possession: Farm leases will be assigned, and the tenant agreed to give possession at the conclusion of 2023 harvest. Buyer may possess after closing, subject to lease and completion of harvest. Tract #1 contains a CRP Contract. The current tenant will receive the 2023 CRP payment. The Buyer of Tract #1 will receive future CRP payments and be responsible for all contract obligations.

Real Estate Taxes: 2022 real estate taxes payable in 2023 to be paid by the Seller prior to closing. 50% of the estimated 2023 real estate taxes payable in 2024, will be paid by the Seller by credit at closing based on the most recent information available. No adjustments after closing. All future year's real estate taxes, to be paid by the Buyer.

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 the day following the end of the auction.

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 tax acres, which is 121.00 +/- acres on Tract 1 and 40.0 +/- acres on Tract 2. Then in the afternoon auction 40.0 +/- Acres on Tract 3 and 78.8 +/- Acres on Tract 4.

Bid price x tract real estate tax acres will equal the total consideration due.

Contract, Downpayment 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 the day of the auction. 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. If a successful bidder/Buyer does not execute and return the completed contract and down payment deposit the day of 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 on or before August 25, 2023 with 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.

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.

Agency: Mark Smith, 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.

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.