



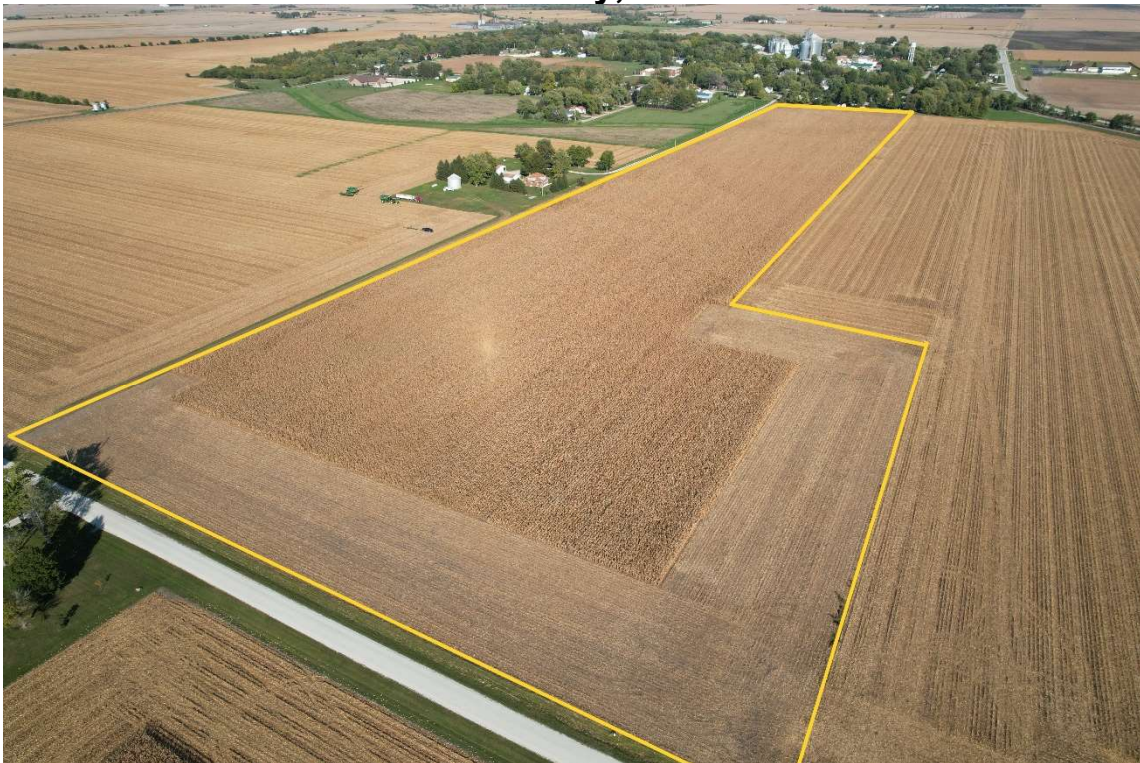
AG SERVICES

**TIMED ONLINE-ONLY
FARMLAND AUCTION**

December 13th, 2023

WEBER & SNYDER FARM

30.55 Acres +/-
Lyman Township
Ford County, Illinois



125 Mooney Drive, Suite #4
Bourbonnais, Illinois 60914

www.firstmidag.com

Michael Bernhard, Broker	mbernhard@firstmid.com	(815) 936-8978
David Klein, Designated Managing Broker & Auctioneer		(309) 261-3117
Auctioneer License #441.001928	dklein@firstmid.com	(800) 532-5263

GENERAL INFORMATION

SELLER: Diane Weber & Gloria Jean Snyder

DESCRIBED AS: Part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 25 North, Range 9 East of the 3rd Principal Meridian, Ford County, Illinois. Parcel # 05-07-21-151-001, 05-07-21-178-002

ACRES: 30.55 +/- acres

LOCATION: West side of Roberts, Illinois along 1400E Road. 0.5 miles north of IL Route 54.

ONLINE BIDDING: Bid anytime from November 27, 2023 to December 13, 2023 with a soft close @ 11:00 AM, C.S.T. <https://firstmidag.bidwrangler.com> or download the First Mid Ag app from the App store on your mobile device.

AGENCY: Michael Bernhard, Broker; and David Klein, 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.

ATTORNEY FOR SELLER: Jeremy Stoller
Stoller Law Office
15 W. Front St., El Paso, IL 61738

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:

This is a TIMED ONLINE-ONLY AUCTION with a soft close ending at 11:00 AM, C.S.T. Bids can be made online to First Mid Ag Services at <https://firstmidag.bidwrangler.com> from November 27, 2023 to December 13, 2023 by 11:00 AM, C.S.T. As an example, if a bid is received at 10:59 AM, C.S.T., the clock will extend for 3 additional minutes until there is a 3-minute interval with no bids after 11:00 AM, C.S.T. Registrations for bidders are due by 10:00 am on the day of the auction. Call 217-258-0457 for details.



Online bidding is conducted at <https://firstmidag.bidwrangler.com> 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 Woodford County Title Company, Eureka office by 4:00 PM on December 13, 2023, and the balance due at closing on or before **January 23, 2024**. All property is being sold “as is, where is.” Total consideration 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 sales 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 tenant's rights that terminate with the severance of the 2023 crop. Farm will have open tenancy for the 2024 crop year.

REAL ESTATE TAXES:

2023 Real Estate Taxes payable in 2024 will be credited to Buyer at closing by Seller. 2024 real estate taxes payable in 2025 and all subsequent years will be the Buyer's responsibility. No adjustments will be made after closing.

INQUIRIES REGARDING THE FARM MAY BE MADE TO:

Michael Bernhard, Broker

(815) 936-8978

mbernhard@firstmid.com

David Klein, Managing Broker
& Auctioneer

(309) 665-0961

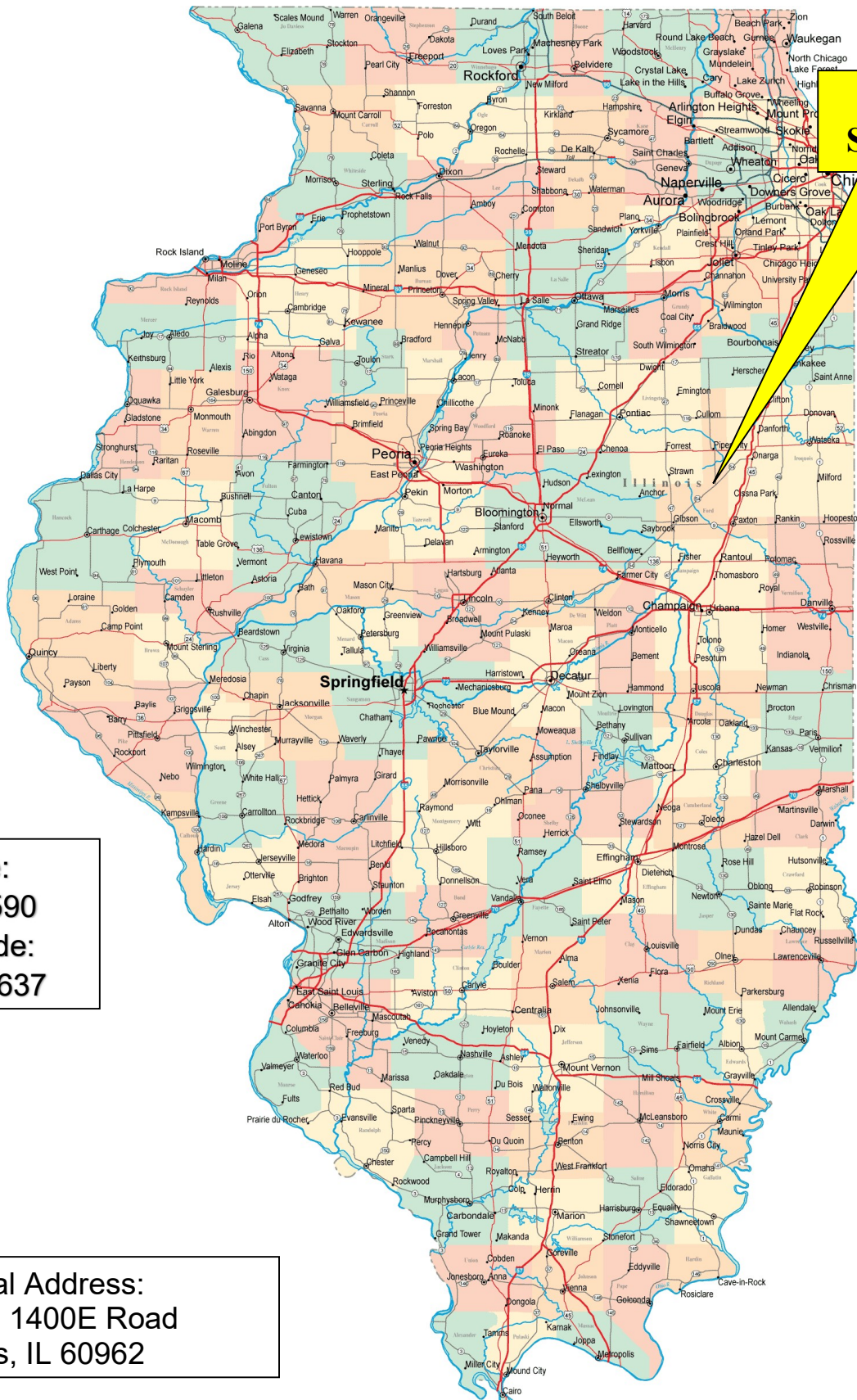
dklein@firstmid.com

www.firstmidag.com

@Firstmidag



AREA MAP



Latitude:
40.612590
Longitude:
-88.191637

Physical Address:
1462 N 1400E Road
Roberts, IL 60962

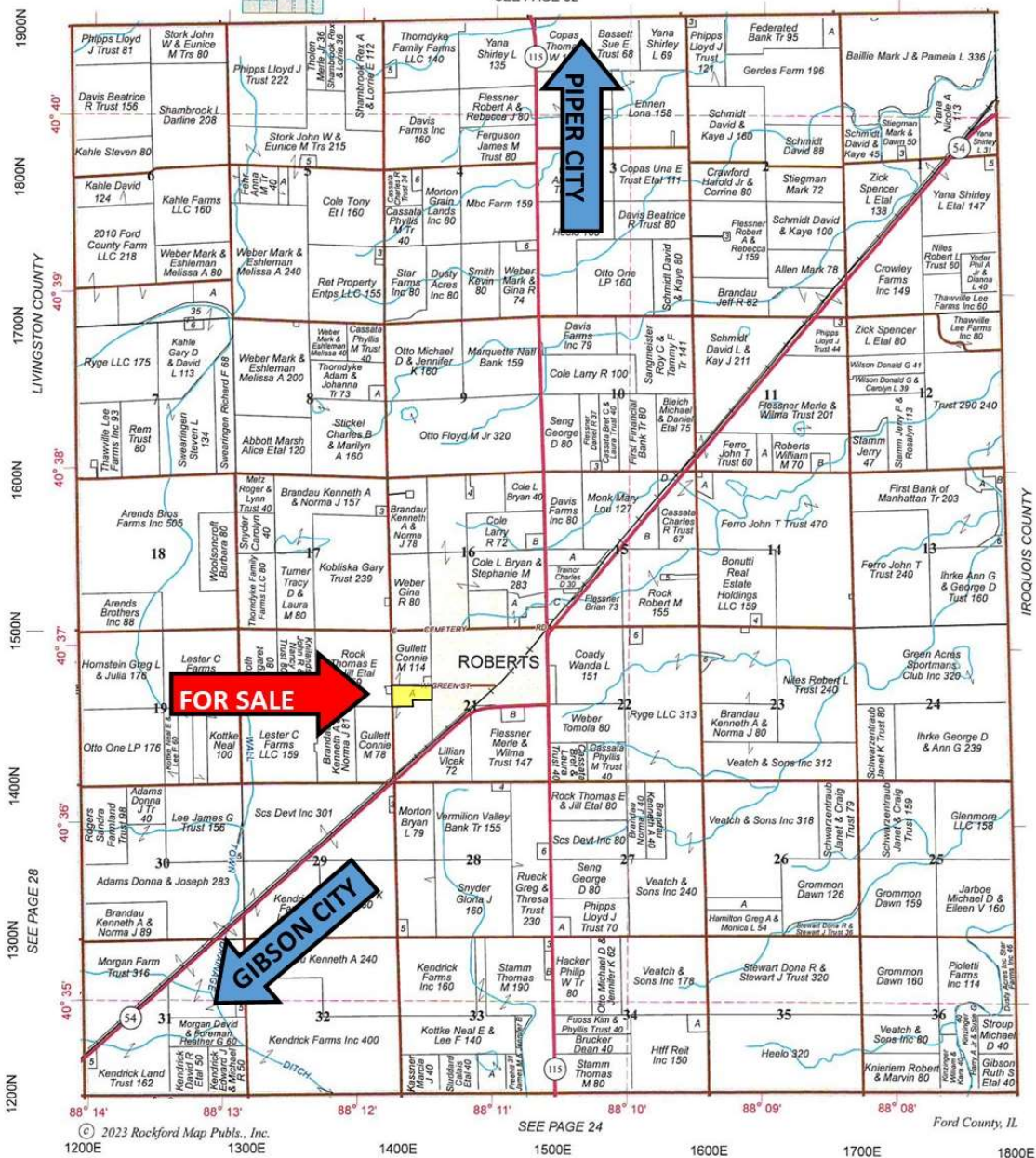
PLAT MAP

Refer to page 43 for keyed parcels

LYMAN

T.25N.-R.9E.

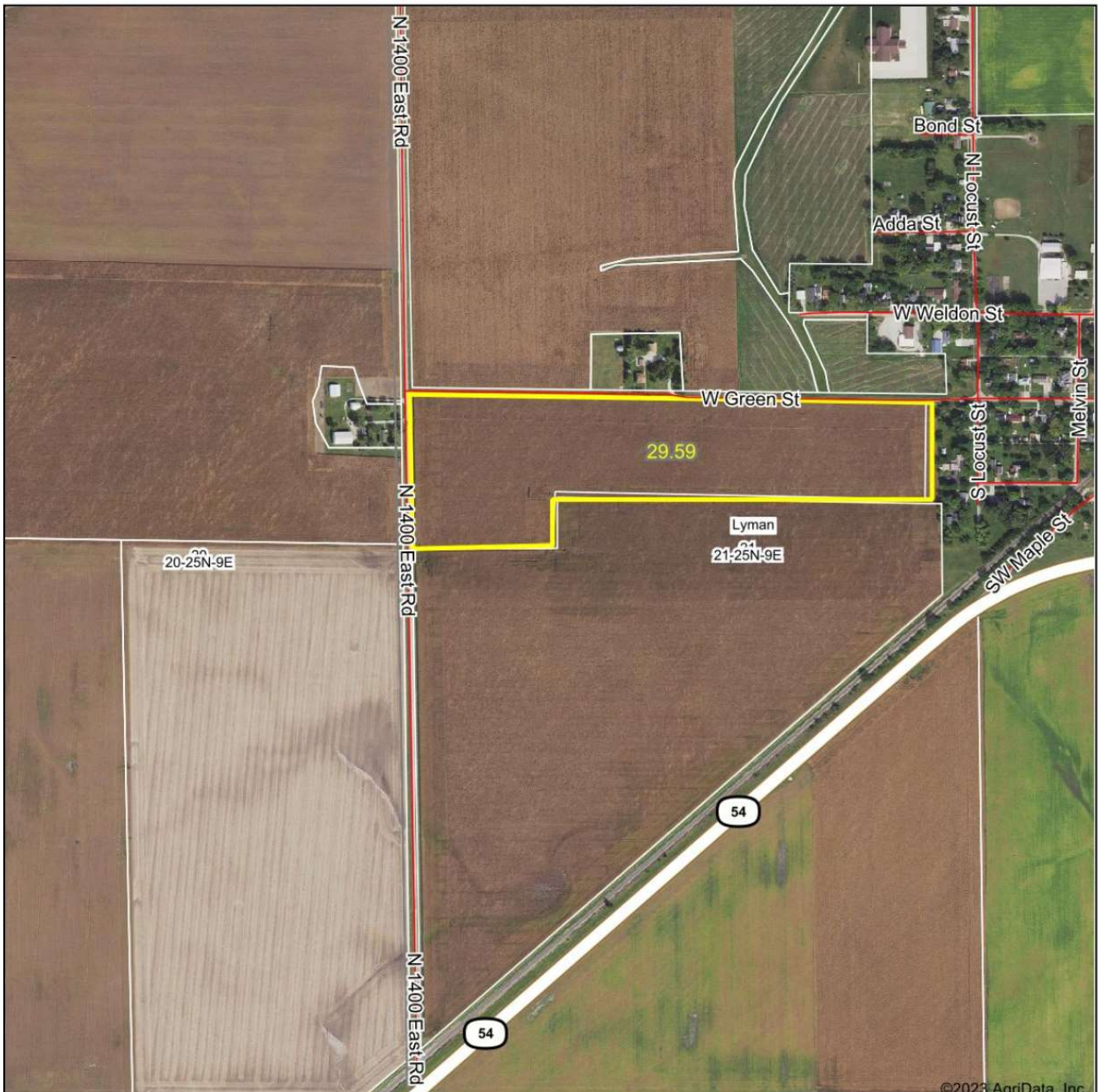
SEE PAGE 32



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AERIAL MAP

Aerial Map



First Mid
AG SERVICES

Boundary Center: 40° 36' 43.41, -88° 11' 29.55

0ft 726ft 1452ft

21-25N-9E
Ford County
Illinois



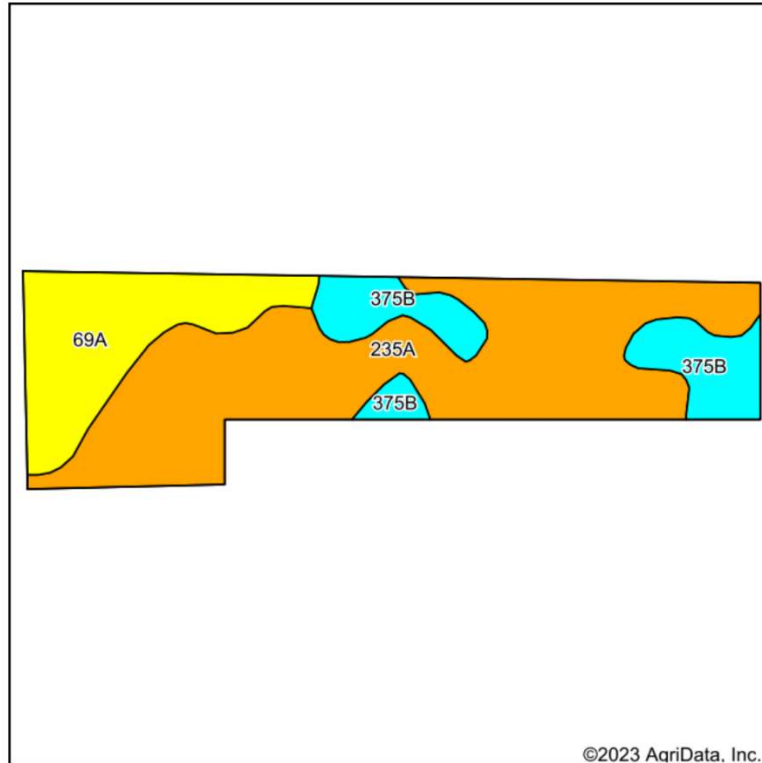
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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10/11/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: AgriData, Inc All lines are approximate.

SOIL MAP



Source: AgriData, Inc All lines and estimates are approximate.

<u>Soil Name</u>	<u>Soil #</u>	<u>Corn Bu/A</u>	<u>Soybeans Bu/A</u>	<u>Soil Productivity 811</u>	<u>Approx. % Soil</u>
Bryce silty clay, 0-2% slopes	235A	162	54	121	60.5%
Milford silty clay loam, 0-2% slopes	69A	171	57	128	22.7%
Rutland silty clay loam, 2-5% slopes	375B	178	57	132	16.8%
Estimated Weighted Soil Productivity using Bulletin 811:				124.4	100%

REAL ESTATE TAX INFORMATION:

Parcel #	Tax Acres	Total Assessment	Tax Rate	2022 Taxes Paid 2023
05-07-21-178-002	12.7	5,360	9.43627	\$505.78
05-07-21-151-001	17.85	7,040	9.09725	\$640.46

FSA INFORMATION:

FSA #	13016
TRACT #	1516
HEL (Highly Erodible) STATUS	NHEL
FSA FARMLAND ACRES	29.30
DCP CROPLAND ACRES	29.30
CORN BASE ACRES	14.70
PLC YIELD CORN	139
SOYBEAN BASE ACRES	12.20
PLC YIELD SOYBEANS	39
WHEAT BASE ACRES	1.80
PLC YIELD WHEAT	39
WETLAND STATUS: Wetland determinations not complete	



SOIL FERTILITY TEST RESULTS:

Crop Field	Weber & Snyder
Sample Date	3-31-2020
# of Sample site	8
Average pH:	6.2
Average P1:	51
Average K:	510
Average O.M%:	3.0

1. Samples taken by Heritage FS in 3.7 acre grids.
2. Samples GPS located throughout field. Actual results available upon request. P & K reported in lbs/a.

YIELD HISTORY:

Year	Corn (bushels/acre)	Soybeans (bushels/acre)
2014	-	59
2015	186	-
2016	-	63
2017	215	-
2018	-	59
2019	170	-
2020	-	70
2021	246	-
2022	-	62
2023	214	-
Average:	206	63

Yield information obtained from tenant's crop insurance records.



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: Diane Weber & Gloria Jean Snyder

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 bids are open for advancement starting November 27, 2023, at 11:00 A.M. C.D.T. Bidding will conclude December 13, 2023, at 11:00 A.M. C.S.T., subject to the automatic bid extension feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding based upon bidding activity. Any bid placed within 3 minutes of the auction ending will automatically extend the auction for 3 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 3 minute time frame. 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. 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 Woodford County Title Company, Eureka office by **4:00 PM on December 14, 2023**, and the balance due at closing on or **before January 23, 2024**. All property will be sold “as is, where is.”, based on 30.55 +/- real estate tax acres. 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: 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 2024 growing season. Seller to retain Landowner's share of 2023 crops and government payment proceeds, if any. Possession to be granted at closing.

Real Estate Taxes: 2023 real estate taxes payable in 2024 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2024 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. A bidder must meet satisfactory identification in order to be authorized to bid 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 certified cashier's check or wire transfer of funds by 4:00 PM on December 14, 2023.

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 tax acres, which is 30.55 +/- acres.

Bid price X 30.55 acres will equal the total consideration due.

Agency: Michael Bernhard, and David Klein, 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 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.

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.