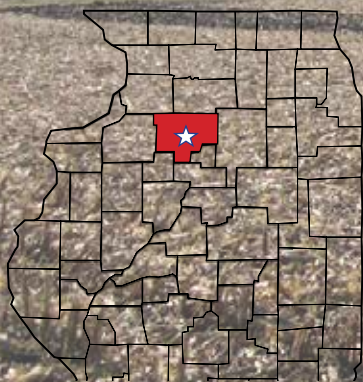


155.57±

**Total Surveyed Acres
in 2 Tracts**

Bureau County, IL
LAND AUCTION
BUYER'S CHOICE



Tuesday, February 6, 2024
at 1:00 p.m.

Tract 1: 80.00± total surveyed acres - PI 136

Tract 2: 75.57± total surveyed acres - PI 139, Buildings

**Virtual Online
Only Auction!**



Online at:
www.capitalag.com

No buyer's premium to bid online

**Click on image
to register**



**Click to view video
of the Pinter Farm**



Seller: Floyd E. Pinter Estate & Marilyn J. Pinter Estate, Neil Pinter, Executor*

Boundary lines are approximate.

For more information, contact:

Timothy A. Harris, IL Licensed Auctioneer
815-875-7418 timothy.a.harris@pgim.com

22263 1365 N Ave, Princeton, IL 61356 - IL Licensed Auctioneer #441.001976



Bureau County Farm Auction Information

Auction: Tuesday, February 6, 2024 at 1:00 p.m.
Online Information: www.capitalag.com
Online Bidding Powered by: Proxibid

Procedure: 155.566± total surveyed acres of farmland offered in 2 tracts by Buyer's Choice to be sold based upon total surveyed acres. Bids will be made on a per acre basis. The highest bidder will have the option of taking either or both parcels. Property will be sold in a manner resulting in the highest sales price per acre, subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one purchase contract and deed per tract. Property is being sold on an "as is/where is" basis.

The property is being sold in two tracts and if you wish to split it into smaller parcels, and convey the same to multiple buyers, all expenses related to the division are the sole responsibility of the buyer.

The successful bidder will be required to enter into a purchase agreement immediately following the close of the auction. The agreement must be signed and returned to the Seller's attorney by e-mail, fax or hand delivery to the Seller's attorney by 4:00 p.m. the day of the auction. A personal or cashier's check or wire transfer for 10% of the purchase price delivered to the Seller's attorney by 4:00 p.m. on February 7, 2024. The balance of the purchase price is due at closing, which will occur on or before March 6, 2024.

Financing: Bidders must have arranged financing prior to the auction and should be prepared to enter into purchase contract following the auction, and pay cash at closing.

Terms: Cash. Ten percent (10%) earnest money deposit of contract selling price required on auction day at time of signing the purchase agreement, to be transferred either via wire transfer or by check to account designated by Seller's attorney delivered by 4:00 p.m., February 7, 2024. Balance due upon closing.

Closing & Possession: Closing to occur on or before March 6, 2024, subject to rights of the current tenant.

Mineral Rights: Any mineral rights owned by Seller will be conveyed to Buyer(s) at closing.

Lease: There is a lease in place for 2024. The farm lease will be assigned to the Buyer(s) at closing.

Survey: The farm is being sold based upon total surveyed acres and will be provided to buyer before closing.

Easements: None

For more information, contact:

Timothy A. Harris, AFM, IL Licensed Auctioneer
815-875-7418
timothy.a.harris@pgim.com

FSA Farm #3602, #163

Information:	<u>Crop</u>	<u>Base Ac.</u>	<u>Tract Yield</u>	<u>Program</u>
Tract 1-#1609:	Corn	54.47	180	PLC
	Soybeans	21.31	48	PLC
Tract 2-#1610:	Corn	49.53	180	PLC
	Soybeans	19.38	48	PLC
Husser #1617*:	Corn	176.74*	169	PLC
	Soybeans	9.16*	48	ARC-Co

*Exact acres to be determined after reconstitution by the Bureau Co. FSA Office. According to the Bureau County FSA EZ form, NHEL fields on tracts.

CRP Contract: Tract 1: There is a CRP contract on 3.0 acres paying \$300 per acre through September 30, 2032. The Seller will warrant that it has done what it was required to do under the CRP agreements while owning the property, and the buyer will assume the agreement and indemnify the Sellers from any recapture event which occurs after closing. The Buyer must agree to the terms of the CRP contract and Seller/Owner assumes no liability should the Buyer change or terminate the CRP contract following the closing of this tract. Any changes or cancellation of said contract will be the responsibility of the Buyer.

Real Estate Taxes: Seller will pay the 2023 real estate taxes payable in 2024. Buyer will be given a credit at closing for the 2023 real estate taxes payable in 2024, based upon the most current and available information, including confirmed multipliers. The 2022 taxes paid in 2023 were:

	<u>Parcel Number</u>	<u>Tax Acres</u>	<u>Total Taxes</u>	<u>Tax Per/Ac.</u>
Tract 1:	11-26-400-001	80.00	\$3,449.20	\$43.12
Tract 2:	12-30-300-003	69.98	\$3,697.72	\$52.84
	11-25-400-002*	80.00*	\$5,556.20*	\$69.45

According to the Bureau County Treasurer's Office, both tracts are located in the Ber-West MTA #06 drainage district.

*Husser Tract: Includes 75.13± acres and buildings not part of this offering. Exact acres & taxes to be determined after split.

Improvements: Tract 2: 75' x 48' Machine Shed, Grain Bin-24' diameter, 7,000 bu. capacity

Seller's Attorney: Michael English, ph. 815-875-4555
Russell, English, Scoma & Beneke, P.C.

Seller: Floyd E. Pinter Estate & Marilyn J. Pinter Estate,
by Neil Pinter, Executor
*Donald W. Husser Trust & Darlene K. Husser Trust

Auctioneer: Timothy A. Harris, Designated Managing Broker
Capital Agricultural Property Services, Inc.
Illinois Auctioneer Lic. #441.001976

Agency: Capital Agricultural Property Services, Inc.,
and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

All announcements made the day of auction take precedence over any prior advertising, either written or oral.

Pinter Estate Farm Husser Trust Farm Bureau County, IL

2 TRACTS

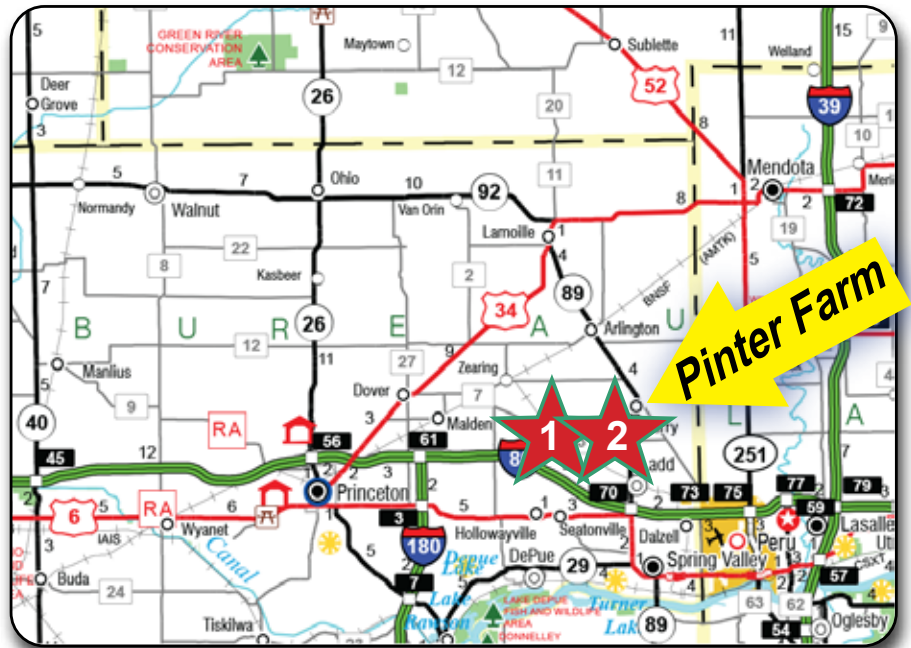
155.57± TOTAL SURVEYED ACRES

147.71± EST. CROPLAND ACRES*

Property Location:

Tract 1: Part of the South Half of the Southeast Quarter of Sec. 26, T17N, R10E, Bureau Co., IL

Tract 2: Part of the West Half of the Southwest Quarter of Sec. 30, T17N, R11E, and part of the East Half of the Southeast Quarter of Sec. 25, T17N, R10E, all in Bureau Co., IL.



Map courtesy of IDOT.Illinois.gov

Directions to Property:

North and east of Interstate 80 and IL Route 89 Exit towards Cherry, IL

Tract 1: From IL Route 89, turn west on CR 1900 N Ave., then north on 2900 E St.

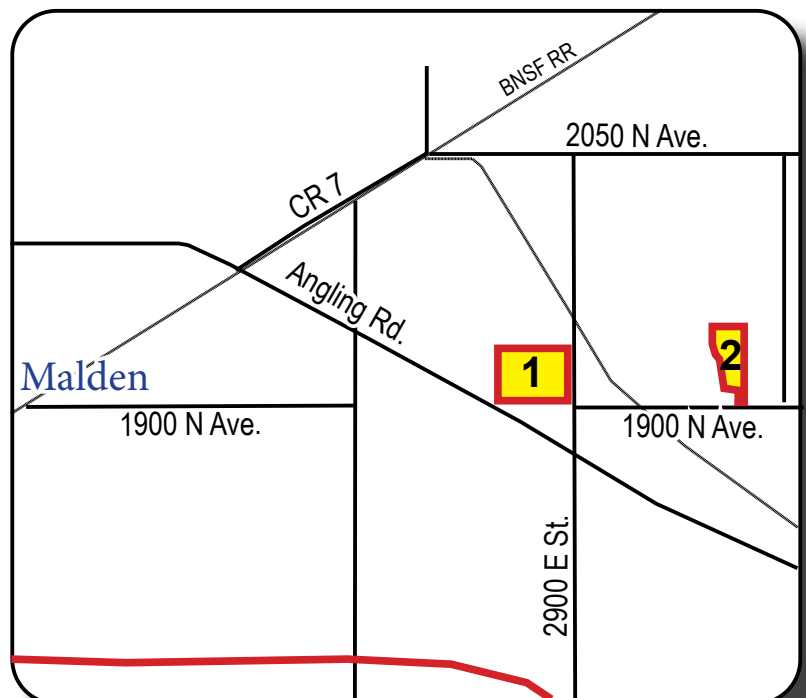
Tract 2: From IL Route 89, turn west on 1900 N Ave.

4± miles east of Malden, IL

7± miles southwest of LaMoille, IL

9± miles east of Princeton, IL

12± miles northwest of LaSalle, IL



All boundary lines are approximate

*Exact cropland acres to be determined after reconstitution by the Bureau Co. FSA Office.

Pinter Estate Farm Bureau County, IL

TRACT 1

80.00± TOTAL SURVEYED ACRES
75.77± EST. CROPLAND ACRES

3-Year Average Yield

Corn: 253.09

ILLINOIS BUREAU Form: FSA-156EZ See Page 3 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3602 Prepared : 11/17/23 9:01 AM CST Crop Year : 2024
--	---	---

Operator Name : [REDACTED]									
CRP Contract Number(s) : None									
Recon ID : None									
Transferred From : None									
ARCPLC G/I/F Eligibility : Eligible									

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
240.21	226.90	226.90	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	226.90	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	160.87	0.00	180	
Soybeans	62.93	1.60	48	0
TOTAL	223.80	1.60		

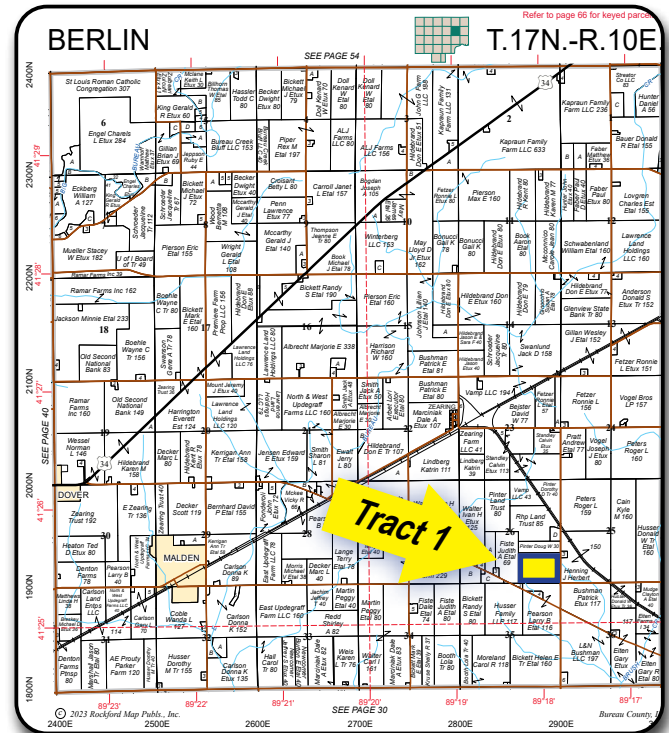
NOTES				

Tract Number : 1609	Tract 1
Description : Sec 26 Berlin Township	
FSA Physical Location : ILLINOIS/BUREAU	
ANSI Physical Location : ILLINOIS/BUREAU	
BIA Unit Range Number :	
HEL Status : NHFL: No agricultural commodity planted on undetermined fields	
Wetland Status : Wetland determinations not complete	
WL Violations : None	
Owners : FLOYD E PINTER ESTATE, MARILYN J PINTER ESTATE	
Other Producers : None	
Recon ID : None	

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.80	78.80	78.80	0.00	0.00	0.00	0.00	0.0

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	54.47	0.00	180
Soybeans	21.31	1.60	48
TOTAL	75.78	1.60	

NOTES			



Property Location:

Tract 1: Part of the South Half of the Southeast Quarter of Sec. 26, T17N, R10 E, all in Bureau Co., IL



All boundary lines are approximate

Pinter Estate Farm Bureau County, IL

TRACT 1
80.00± TOTAL SURVEYED ACRES
75.77± EST. CROPLAND ACRES

C:\A-Projects\2023\JOB523259 Eng\Bk - Pinter\sp.dwg, 12/18/2023 2:32:48 PM, 1:300

DESCRIPTION FOR 80 ACRE TRACT

A tract described as being The South 80 acres of the E2/3 of the W1/2 of the SE1/4 of Section 26, all in T17N, R10E of the 4th P.M., Bureau County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:-

Beginning at an iron rod at the Southeast Corner of the SE1/4 of said Section 26; Thence S 89°47'02" W, along the South line of said SE1/4, a distance of 2213.07 feet to a pipe at the Southwest corner of the E2/3 of the W1/2 of said SE1/4; Thence N 00°10'25" W, along the West line of said E2/3, a distance of 1573.83 feet to an iron rod at the Northwest corner of said South 80 acres; Thence N 89°47'12" E, along the North line of said South 80 acres, a distance of 2217.76 feet to the Northeast corner of said South 80 acres; Thence S 00°00'10" E, along the East line of said SE1/4, a distance of 1573.73 feet to the Place of Beginning and containing **80 acres**, more or less. Subject to the right-of-way of the Public Road along the East side of the above described tract and also subject to all easements of record.

SURVEYOR'S STATEMENT

STATE OF (ILLINOIS) SS
COUNTY OF STARK

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the SE1/4 of Section 26, T17N, R10E of the 4th P.M., Bureau County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of feet and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between deed lines and existing possession lines may be in question. No warranty is made or implied as to compliance with 765 ILCS-205/1b of the Illinois compiled statutes.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities. It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, rights-of-ways, building lines and other encumbrances for complete information. An updated title commitment for title insurance should be obtained. Unless otherwise noted, the boundary for this Survey was based on title information or a title policy provided to us by the Client or their agent, and no title research was done by us for this Survey. No search for neighboring deeds was done unless ordered by the Client.

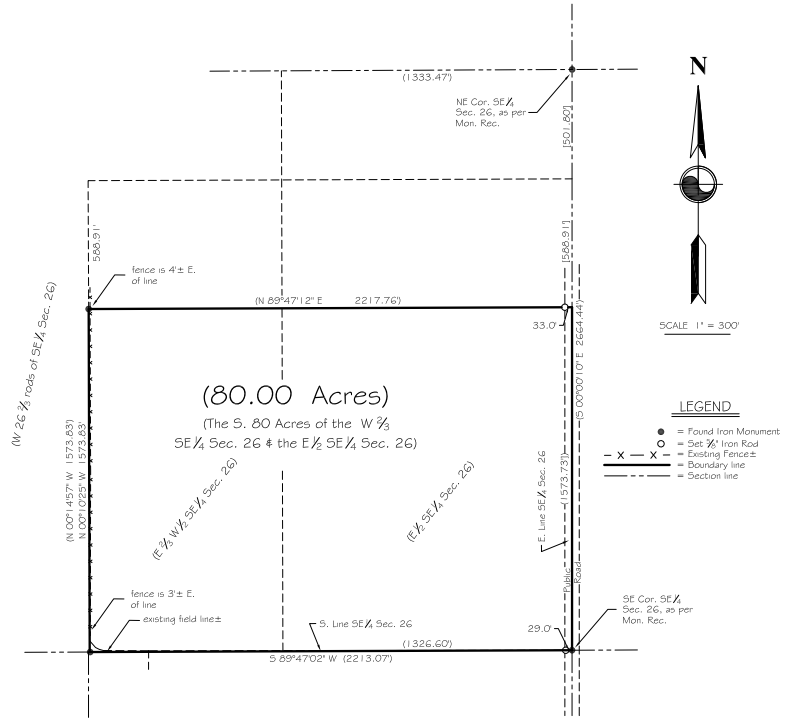
Dated this 16th day of December, 2023.

WALLACE LAND SURVEYING CO., Ltd
Professional Design Firm - #184.005454-0008
Toulon - Illinois

By: Kevin Wallace #2514
Illinois Professional Land Surveyor
Expires: 11/30/24

Wallace Land Surveying Co., Ltd
PO Box 42
Toulon, Illinois 61463
Illinois Design Firm #184.005454-0008
Office: 309-266-7333
E-mail: wallacemr@gmail.com

CLIENT: Attorney Mike English
Re: Pinter Farm - Berlin Twp
DATE: 12-16-23
JOB: 23259-001



Field Survey done: Nov. - Dec. 2023

NOTE: Iron pins only set at locations as instructed by client.

NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

NOTE: It is responsibility of the Client or their agents to verify this break conforms to County and State Zoning and Guidelines.

Prepared for:
Attorney Mike English
Ten Park Ave. West
Princeton, IL., 61356

Re: Pinter Farm - Berlin Twp

Pinter Estate Farm

Bureau County, IL

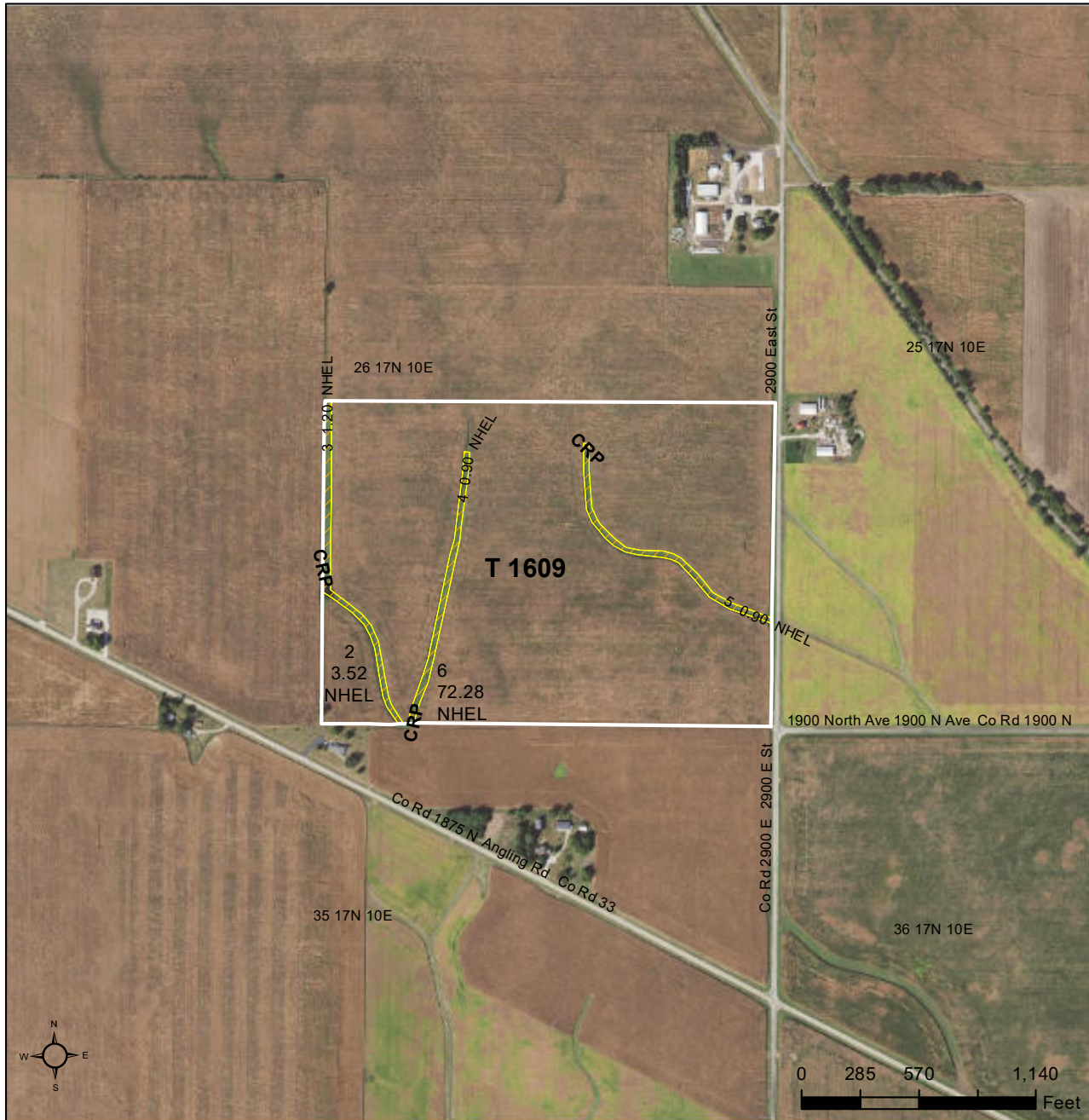
TRACT 1

80.00± TOTAL SURVEYED ACRES
75.77± EST. CROPLAND ACRES



United States
Department of
Agriculture

Bureau County, Illinois



Common Land Unit		CRP
	Cropland	
	Tract Boundary	

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 78.80 acres

2023 Program Year
Map Created November 30, 2022

Farm 3602
Tract 1609

IL011_T1609

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

All boundary lines are approximate

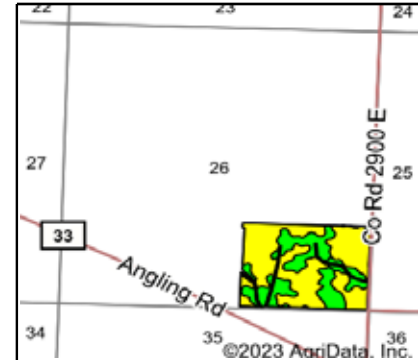
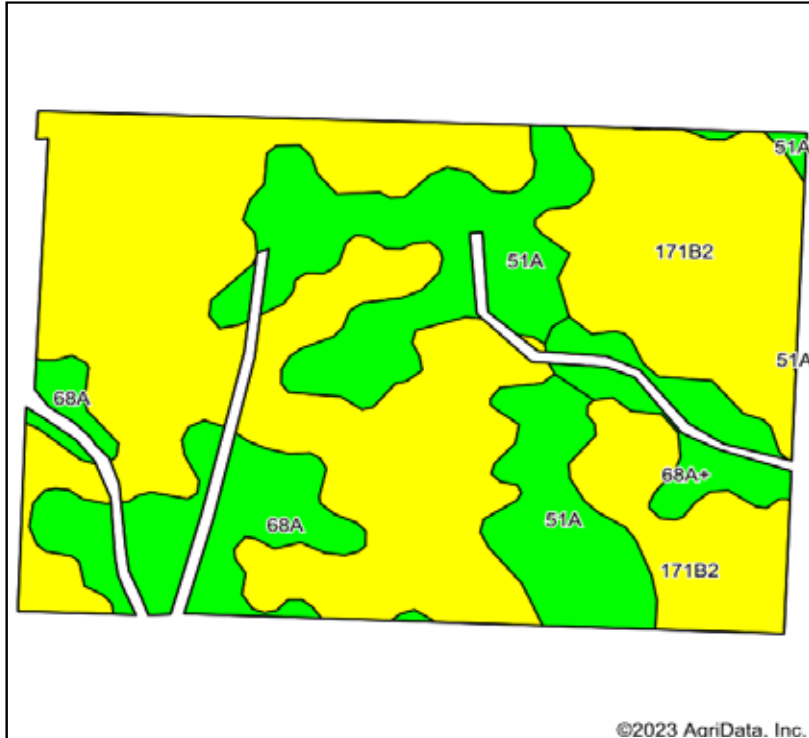
Pinter Estate Farm

Bureau County, IL

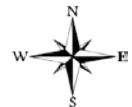
TRACT 1

80.00± TOTAL SURVEYED ACRES
75.77± EST. CROPLAND ACRES

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **26-17N-10E**
 Township: **Berlin**
 Acres: **75.77**
 Date: **11/7/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL011, 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
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	49.89	65.8%		**178	**56	**131
51A	Muscatine silt loam, 0 to 2 percent slopes	15.22	20.1%		200	64	147
**68A	Sable silty clay loam, 0 to 2 percent slopes	7.28	9.6%		**192	**63	**143
**68A+	Sable silt loam, 0 to 2 percent slopes, overwash	3.38	4.5%		**194	**64	**144
Weighted Average					184.5	58.6	135.9

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices

** Base indexes from Bulletin 811 adjusted for slope and erosion according to the II Soils EFOTG

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

All boundary lines are approximate

Pinter Estate Farm Husser Trust Farm Bureau County, IL

TRACT 2

75.57± TOTAL SURVEYED ACRES
71.91± EST. CROPLAND ACRES*

3-Year Average Yields

Corn: 278.35
Soybeans: 78.98

ILLINOIS BUREAU United States Department of Agriculture Farm Service Agency FARM : 3602
Form: FSA-156EZ Prepared: 11/17/23 9:01 AM CST
See Page 3 for non-discriminatory Statements. Abbreviated 156 Farm Record Crop Year: 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Tract Number : 1610
Description : Sec 30 Westfield Township
FSA Physical Location : ILLINOIS/BUREAU
ANSI Physical Location : ILLINOIS/BUREAU
BIA Unit Range Number :
HEL Status : NHFL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FLOYD E PINTER ESTATE, MARILYN J PINTER ESTATE
Other Producers : None
Recon ID : None

Tract 2

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.46	68.94	68.94	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	68.94	0.00	0.00	0.00	0.00	0.00

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	
Corn	49.53	0.00	180	
Soybeans	19.38	0.00	48	
TOTAL	68.91	0.00		

ILLINOIS BUREAU United States Department of Agriculture Farm Service Agency FARM : 163
Form: FSA-156EZ Prepared: 12/03/23 10:57 AM CST
See Page 2 for non-discriminatory Statements. Abbreviated 156 Farm Record Crop Year: 2024

Operator Name :
CRP Contract Number(s) : 11633
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data							
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
195.66	192.66	192.66	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel. Activity	SOD
0.00	0.00	192.66	0.00	0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOY/IN	CORN

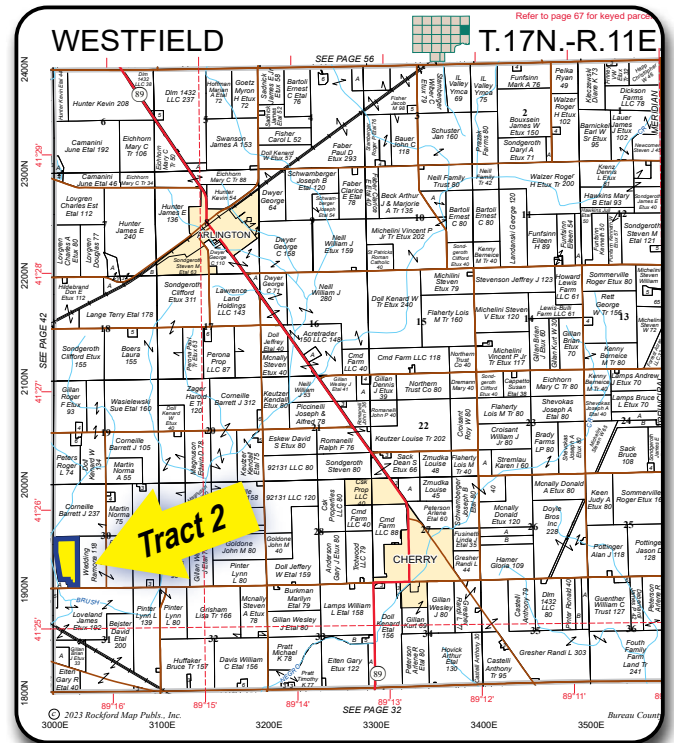
DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	WSP
Corn	176.74	0.00	189	
Soybeans	9.16	0.00	48	
TOTAL	185.90	0.00		

NOTES

Tract Number : 1617
Description : SEC 25,36 Berlin Twp
FSA Physical Location : ILLINOIS/BUREAU
ANSI Physical Location : ILLINOIS/BUREAU
BIA Unit Range Number :
HEL Status : NHFL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DARLENE K HUSSER TRUST DTD 08/26/08, DONALD W HUSSER TRUST DTD 08/26/08
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
195.66	192.66	192.66	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	192.66	0.00	0.00	0.00	0.00	0.00

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	
Corn	176.74	0.00	189	
Soybeans	9.16	0.00	48	
TOTAL	185.90	0.00		



Property Location:

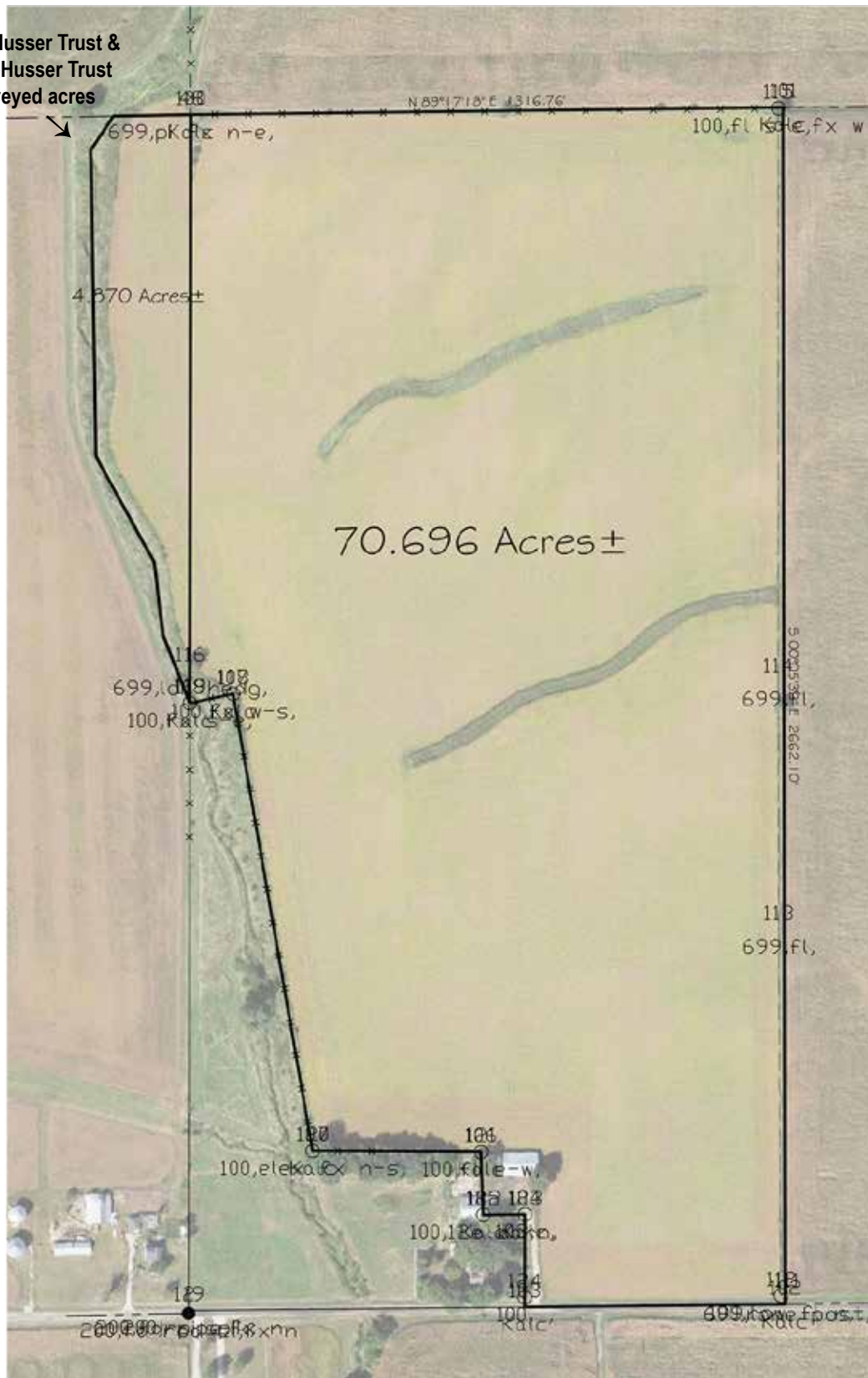
Tract 2: Part of the W 1/2 of the SW 1/4, Sec. 30, T17N, R11E, & part of the NE 1/4 of the SE 1/4 of Sec. 25, T17N, R10E, all in Bureau Co., IL



All boundary lines are approximate

*Exact cropland acres to be determined after reconstitution by the Bureau Co. FSA Office.

75.57± TOTAL SURVEYED ACRES
71.91± EST. CROPLAND ACRES*



*Exact cropland acres to be determined after reconstitution by the Bureau Co. FSA Office.

Pinter Estate Farm Husser Trust Farm Bureau County, IL

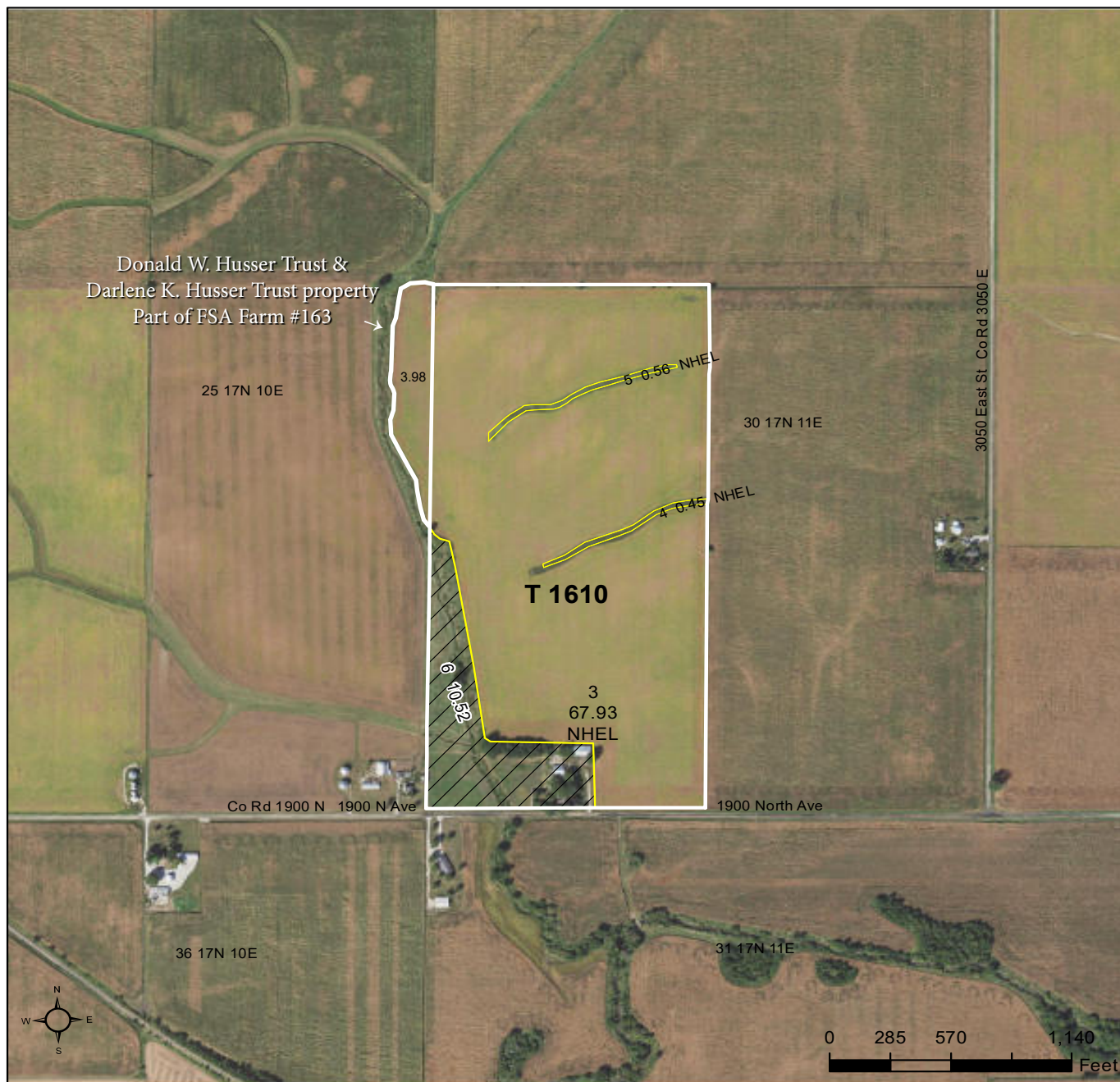
TRACT 2

75.57± TOTAL SURVEYED ACRES
71.91± EST. CROPLAND ACRES*



United States
Department of
Agriculture

Bureau County, Illinois



Common Land Unit	Tract Boundary
Non-Cropland	
Cropland	

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 68.94 acres

2023 Program Year

Map Created November 30, 2022

Farm 3602
Tract 1610

IL011_T1610

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

All boundary lines are approximate

*Exact cropland acres to be determined after reconstitution by the Bureau Co. FSA Office.

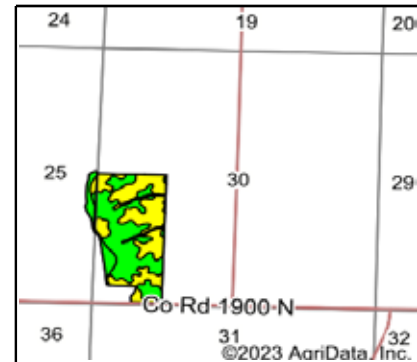
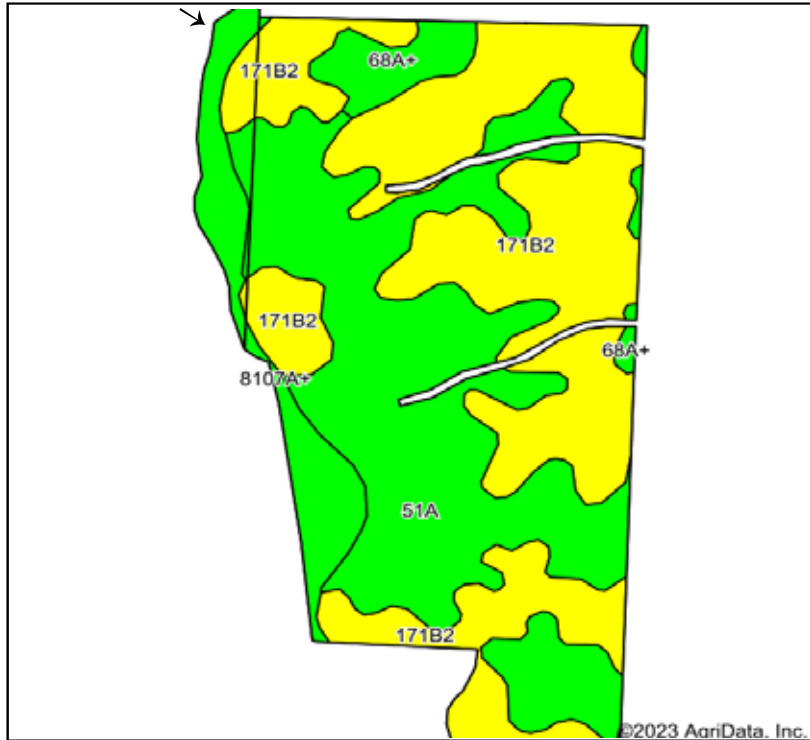
Pinter Estate Farm Husser Trust Farm Bureau County, IL

TRACT 2

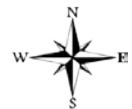
75.57± TOTAL SURVEYED ACRES
71.91± EST. CROPLAND ACRES*

Donald W. Husser Trust &
Darlene K. Husser Trust Property
3.98 cropland acres

Soils Map



State: **Illinois**
County: **Bureau**
Location: **30-17N-11E**
Township: **Westfield**
Acres: **71.79**
Date: **12/14/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL011, 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
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	33.17	46.2%		**178	**56	**131
51A	Muscataune silt loam, 0 to 2 percent slopes	29.68	41.3%		200	64	147
**8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.79	8.1%		**191	**61	**140
**68A+	Sable silt loam, 0 to 2 percent slopes, overwash	3.15	4.4%		**194	**64	**144
Weighted Average					188.8	60.1	138.9

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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



All boundary lines are approximate

*Exact cropland acres to be determined after reconstitution by the Bureau Co. FSA Office.

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