



AG SERVICES

Alma Wilcox TUW Farmland Auction

78.55 +/- Acres in 1 Tract

June 18, 2024

Joshua Township - Fulton County, Illinois



Thomas J. Hill, Broker

217-547-2885
thill@firstmid.com

David Klein, Designated Managing Broker
and Auctioneer

309-665-0961
dklein@firstmid.com

4530 North University St.

Peoria, IL 61612

www.firstmidag.com

GENERAL INFORMATION

- SELLER:** Alma Wilcox Trust Under Will for the benefit of Peggy Bullard
- DESCRIBED AS:** The West Half of the Northwest Quarter of Section 14 in Township 7 North, Range 3 East of the Fourth Principal Meridian, **EXCEPTING** a tract in the Northeast corner thereof, described as follows: Beginning at the Northeast corner of the West Half of the Northwest Quarter of said Section 14; thence West 216 feet; thence South 605 feet; thence East 216 feet; thence North - 605 -feet to the Place of Beginning, situated in Fulton County, Illinois.
PIN: 08-07-14-100-001 (78.55 Tax Acres)
- LOCATION:** 5 miles west and 2 miles north of Canton, IL.
From Canton go west on IL Route 9 for 6 miles to IL 97, turn right and go north 2.5 miles to Cypress Rd. turn right and go 1 mile east to the farm on the right side of the road at the southeast corner of the intersection of Elliott Rd & Cypress Rd.
- 
- TIME AND PLACE OF SALE:** **10:00 A.M. June 18, 2024**
Virtual Live Online Only at *Firstmidag.com*
- ONLINE BIDDING:** Prebid anytime from June 4 through June 18 @ 10:00 AM C.S.T. @ <https://firstmidag.bidwrangler.com> or download the First Mid Ag App from the App store on your mobile device! The live portion of the auction beings at 10:00 AM C.S.T. on June 18th.
- ATTORNEY FOR SELLER:** **Kyle M. Tompkins, Hasselberg Grebe Snodgrass Urban and Wentworth**
401 Main Street, Suite 1400 Peoria, IL 61602, (309)-637-1400
- AGENCY:** Thomas J. Hill, Broker, and David Klein, Designated 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.



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.

TERMS AND CONDITIONS

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 **June 18th, 2024**, to determine the final high bidder through **virtual live online bidding**. Call David Klein, Auctioneer, at 309-261-3117 for online bidding questions.



No Buyer's Premium is being charged.

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 & TITLE: Buyer will enter into a contract with a 10% down payment, and the balance due at closing on or **before July 28th, 2024**. All property will be sold “as is, where is” based on real estate tax acres. Successful Buyer(s) will enter into a contract immediately following the auction, with 10% nonrefundable down payment required and balance due at closing. A title policy in the amount of the sales price, subject to standard and usual exceptions, will be furnished to the Buyer(s) at closing.

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. An accepted bid and contract is an absolute duty to purchase.

LEASES: Seller will assign the 2024 cash rent lease to Buyer and assume the lease with the current tenant. A \$15,000 cash rent credit will be provided to the Buyer from the Seller at Closing.

POSSESSION: Possession shall pass to Buyer or Buyer's nominee at closing subject to the current farm lease. Operating possession shall pass following the harvest of the 2024 crop. There will be open tenancy for the 2025 crop year.

REIMBURSEMENTS: Reimburse tenant for lime applied in 2022, a total of \$487.50.

MINERALS: The owner's remaining interest, if any, will be conveyed with the land.

REAL ESTATE TAXES: 2023 real estate taxes payable in 2024 to be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. The 2024 real estate taxes due in 2025 will be estimated at closing and shared equally between Seller and Buyer with a credit being provided to the Buyer at closing. No adjustments will be made after closing. All future year's real estate taxes shall be the responsibility of and paid by the Buyer.

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STATE MAP

**Alma Wilcox
TUV Farm**

Physical Address:
16207 E. Cypress Road
Canton, IL 61520

Latitude: 40.5963296
Longitude: -90.1399536

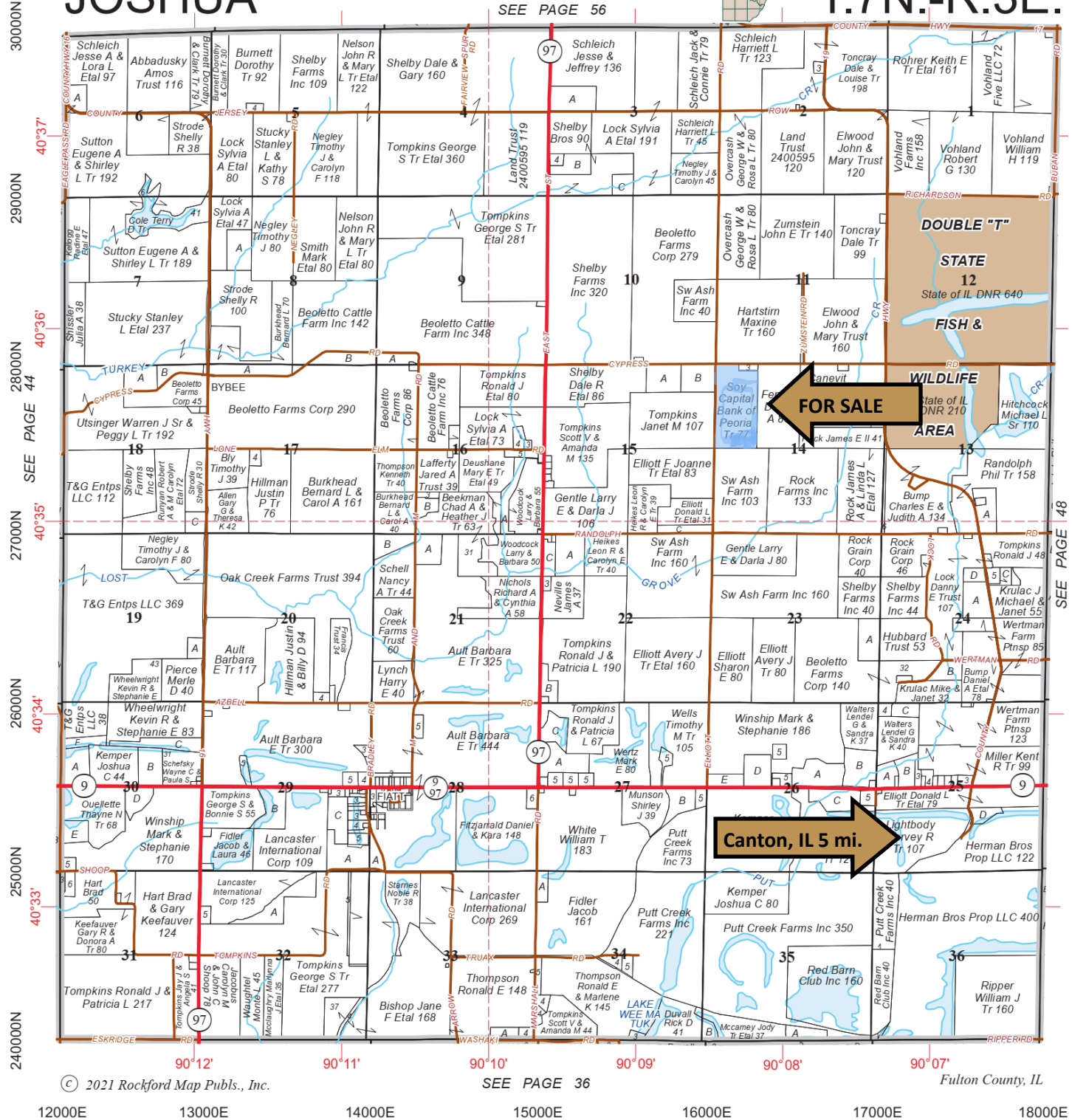
PLAT MAP

Refer to page 67 for keyed parcels

JOSHUA

SEE PAGE 56

T.7N.-R.3E.



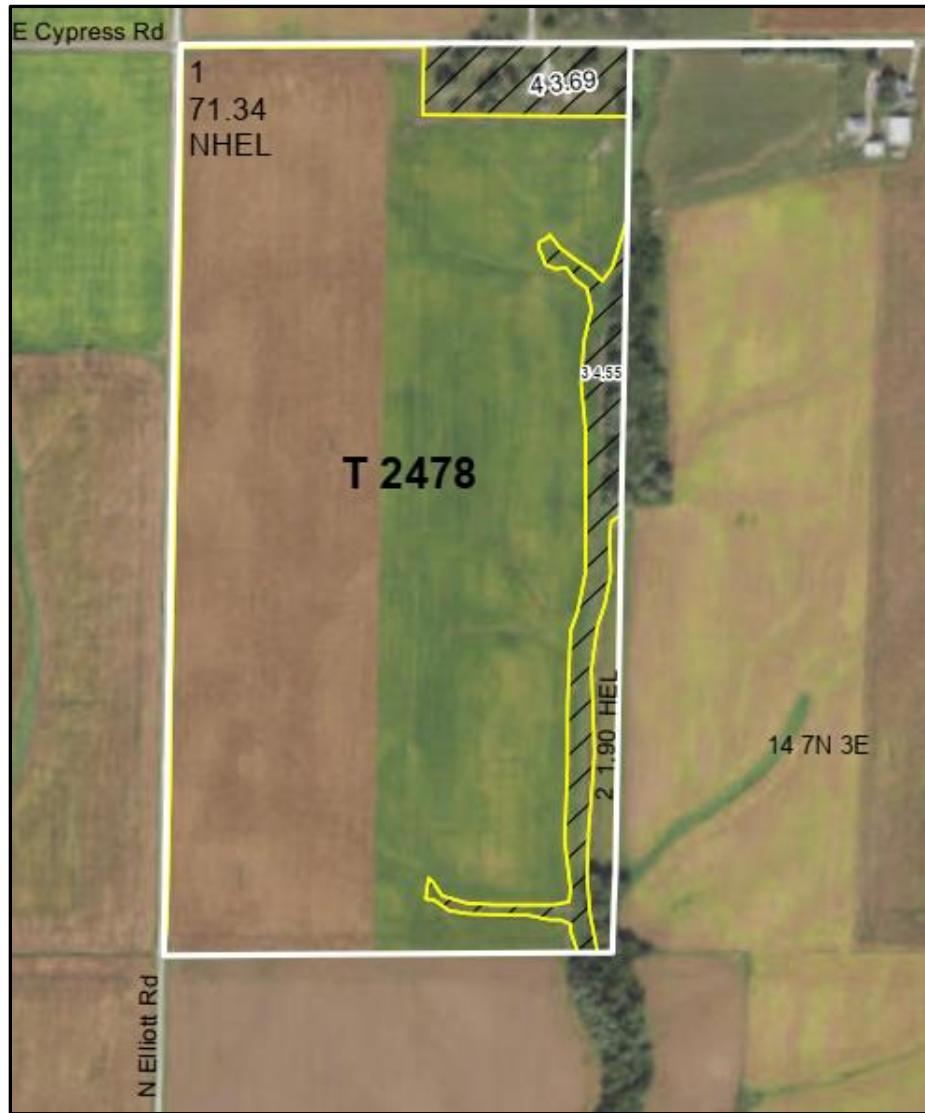
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Fulton County, IL

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FSA AERIAL PHOTOGRAPH

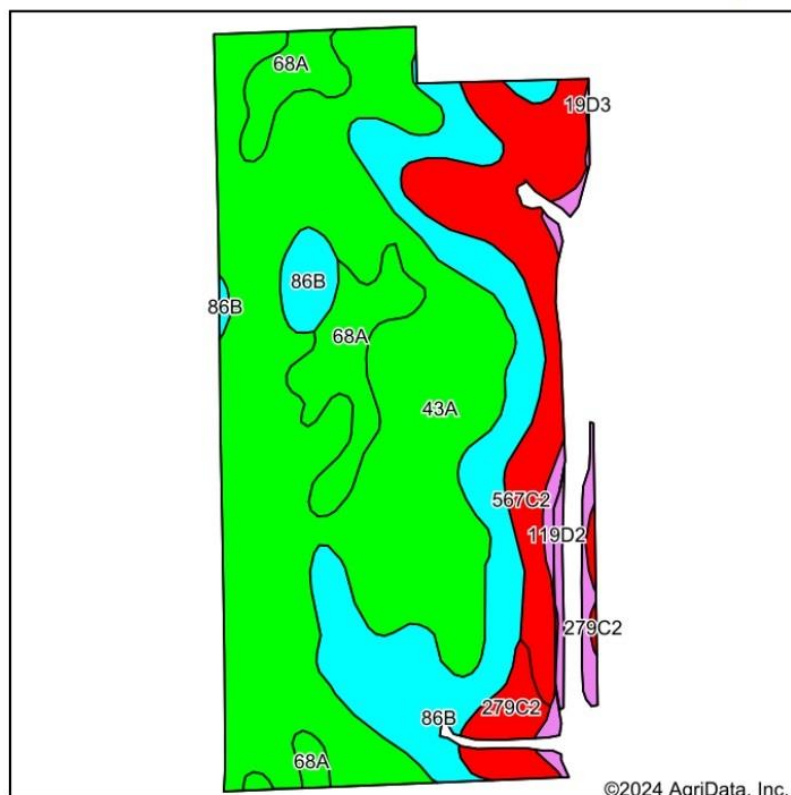


Source: Fulton County USDA-FSA office.

FSA Information

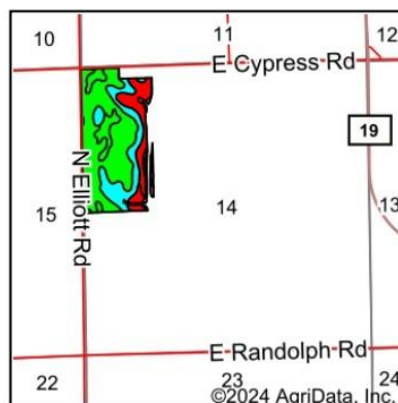
FSA#	1516
TRACT #	2478
HEL (Highly Erodible) STATUS	HEL field on tract. Conservation system being actively applied.
WETLANDS PRESENCE	Wetland determinations not complete
FSA FARMLAND ACRES	81.48
DCP CROPLAND ACRES	73.24
CORN BASE ACRES	38.30
PLC YIELD CORN	173
SOYBEANS BASE ACRES	34.90
PLC YIELD SOYBEANS	51
PROGRAM ELECTION ON CORN AND SOYBEANS	ARC County – Soybeans PLC - Corn

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Fulton**
Location: **14-7N-3E**
Township: **Joshua**
Acres: **72.83**
Date: **4/16/2024**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL057, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	38.11	52.3%		Somewhat poorly drained	191	62	77	142
**86B	Osco silt loam, 2 to 5 percent slopes	14.79	20.3%		Well drained	**187	**59	**74	**138
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	9.39	12.9%		Moderately well drained	**157	**49	**60	**115
**68A	Sable silty clay loam, 0 to 2 percent slopes	6.37	8.7%		Poorly drained	**192	**63	**74	**143
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	2.11	2.9%		Moderately well drained	**131	**43	**51	**97
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	2.00	2.7%		Well drained	**153	**47	**60	**112
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	0.06	0.1%		Well drained	**118	**39	**47	**87
Weighted Average						183	58.8	72.7	135.6

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>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

Source: Agridata, Inc. - Cropland Soils. Actual FSA Cropland Acres are 73.19 by crop insurance

ADDITIONAL INFORMATION

Yield Information

Year	Corn	Soybeans
2023	198	67
2022	222	67
2021	159	60
2020	207	60
AVG	196.5	63.5

Information taken from Landowner's crop yield records.

Real Estate Taxes

Tax Parcel #	Tax Acres	2022 Assessed Farmland Value	2022 Tax Rate	2022 Taxes Paid in 2023
08-07-14-100-001	78.55	\$47,710	8.4442	\$4,028.74

Unit 4 Spoon River Valley Schools, Fairview Fire, Spoon River College Jr College, Joshua Twp. Taxing Bodies.



Looking northwest from the southeast corner of the farm.

There is a 1.9 acre FSA cropland field east of the open ditch accessed from culvert located in the ditch.

Street Photos:



Looking east.



Looking south.

SOIL FERTILITY TEST INFORMATION



Sample Management Report

Location: Canton Crop Service

Customer: Lock, Jerry

Dates: 2023-11-20

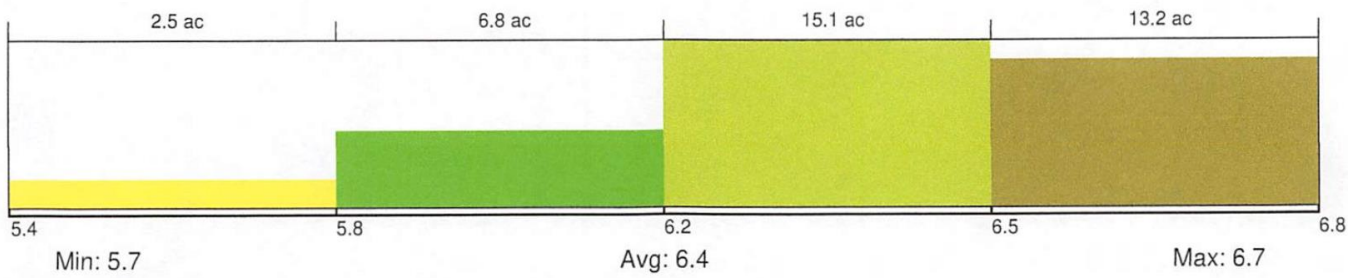
Farm: Alma Wilcox

Field: East

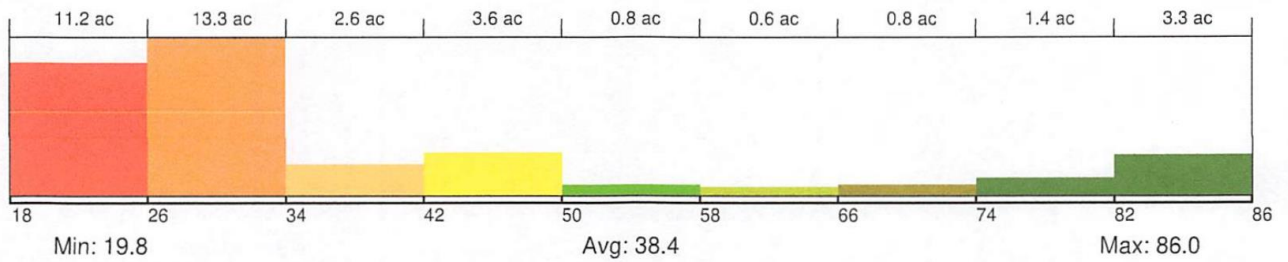
Acres: 38.08



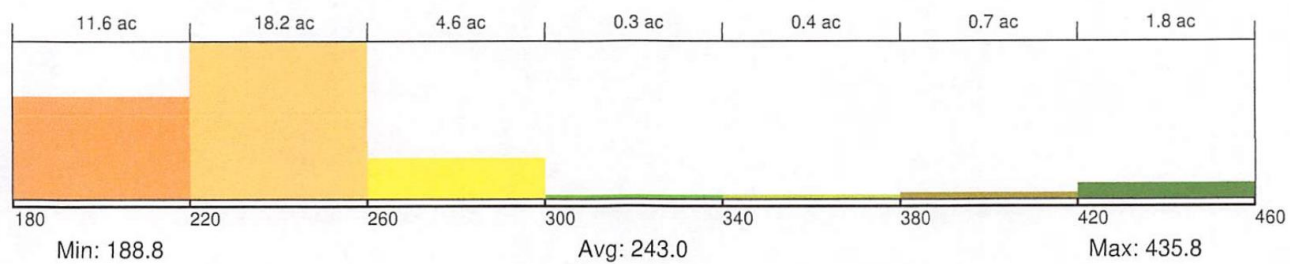
pH



Phosphorus (lb/ac)



Potassium (lb/ac)





Sample Management Report

Location: Canton Crop Service

Customer: Lock, Jerry

Dates: 2023-11-20

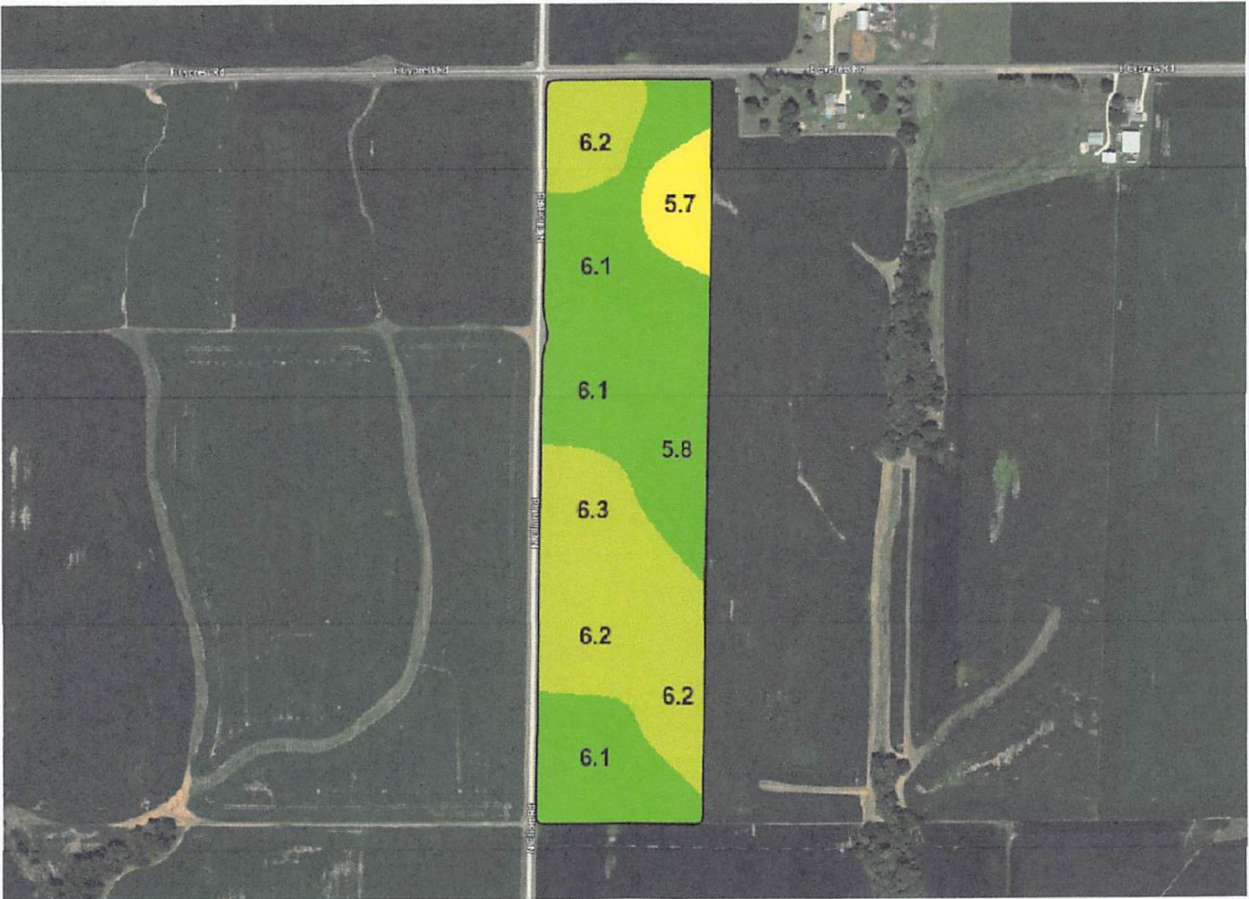
Farm: Alma Wilcox

Field: West

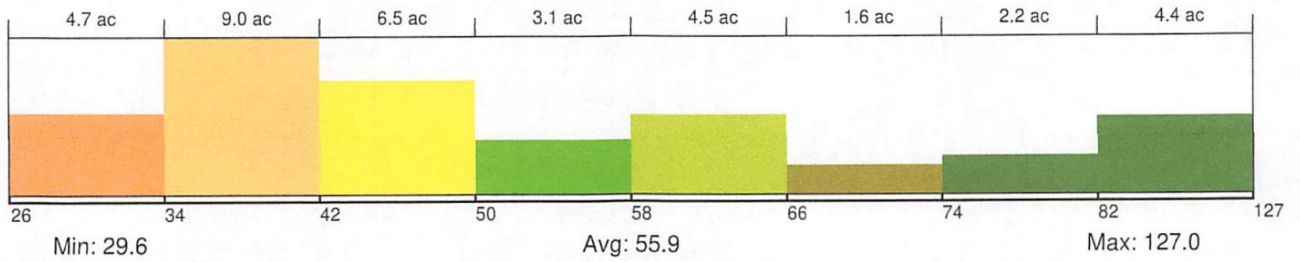
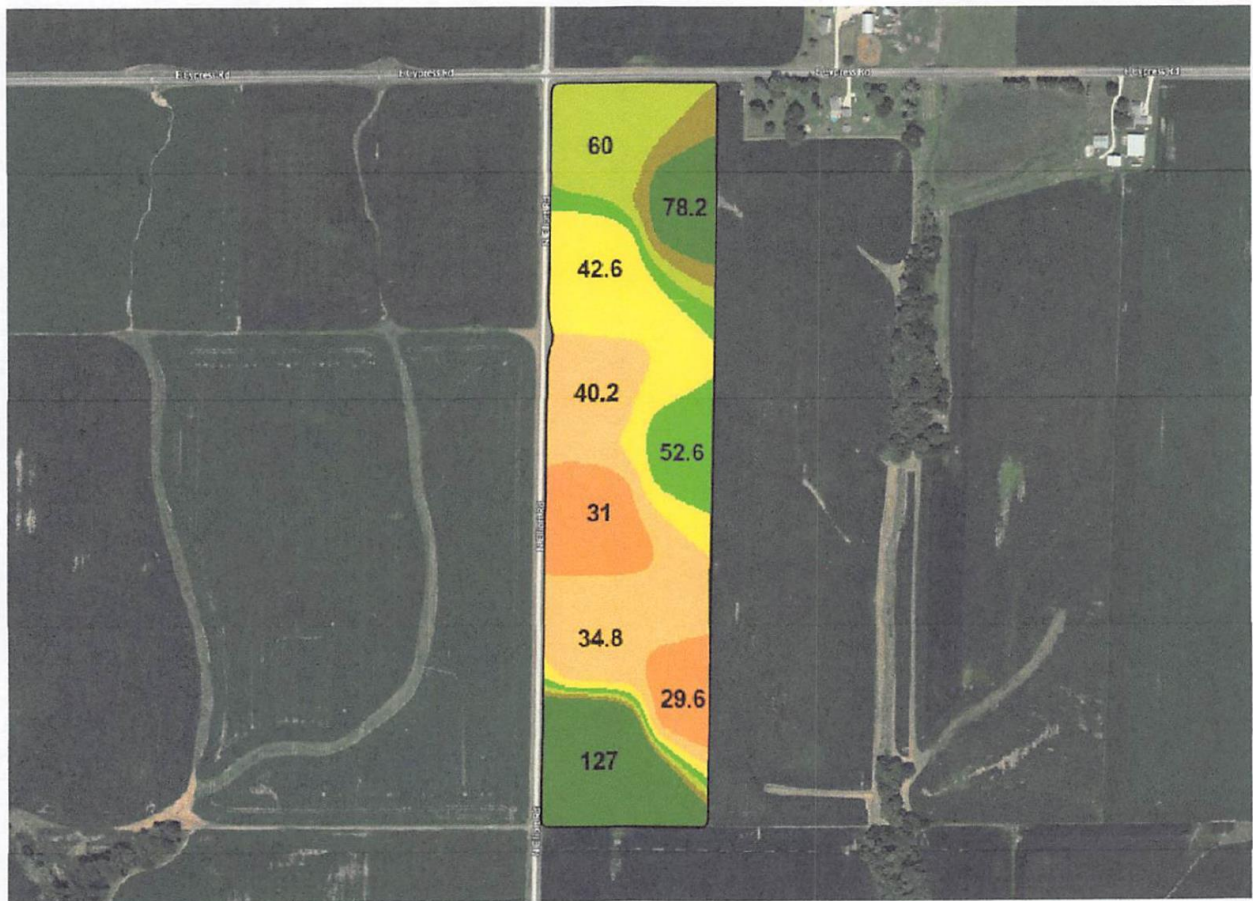
Acres: 36.30



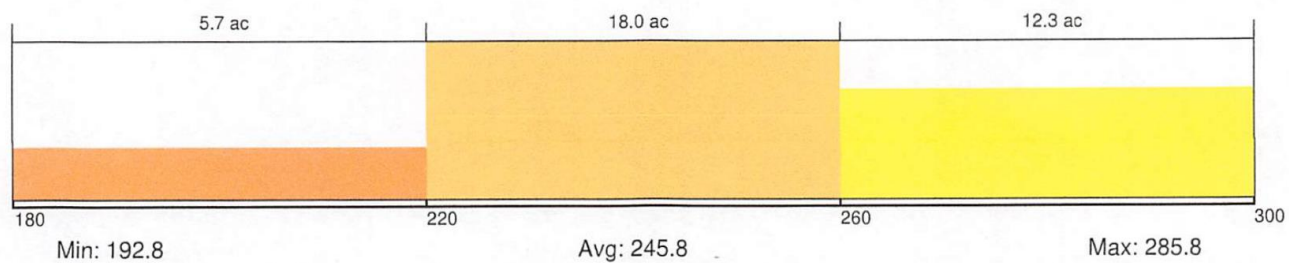
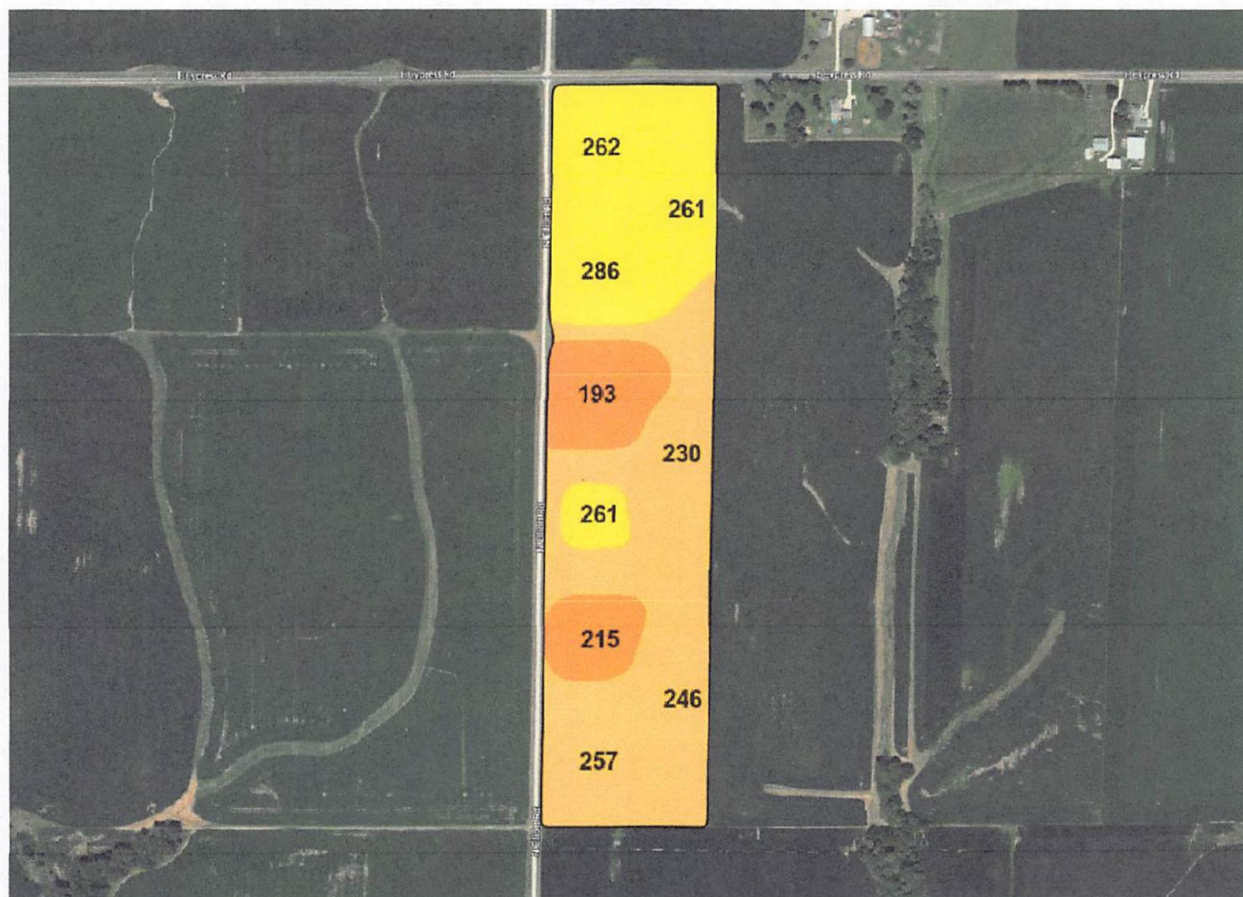
pH



Phosphorus (lb/ac)



Potassium (lb/ac)



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: Alma Wilcox Trust Under Will

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 June 18, 2024, to determine the final high bidder through live, in-person or online 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.

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.

The farm will be sold as one tract, 78.55 +/- tax acres. Bid price X tract taxable acres will equal the total consideration due.

Contract: Buyer will enter into a contract with a 10% down payment, and the balance due at closing on or **before July 28th, 2024.** All property will be sold “as is, where is”, based on real estate tax acres, 78.55 +/- acres in one tract. Bidding is calculated by your bid price times the taxable acres being offered.

Financing: Bidding is not conditional upon financing, or any buyer or lender inspections. An accepted bid and contract is an absolute duty to purchase.

Title: A title policy in the amount of the sales price, subject to standard and usual exceptions, will be furnished to the Buyer(s) at closing.

Lease & Possession: Seller will retain the Landowner's share of 2023 rents. Ownership and legal possession shall pass to Buyer or Buyer's nominee at closing. Operating possession shall pass at the end of crop harvest. Current 2024 lease will be assigned to the Buyer and the Buyer will assume the 2024 lease. A \$15,000 credit will be provided at closing to the Buyer as 2024 rent. There is open tenancy for the 2025 crop year.

Reimbursements: Lime reimbursement of \$487.50 owed to the tenant, Gerald Lock, at close.

Minerals: The owner's remaining interest, if any, will be conveyed with the land.

Real Estate Taxes: 2023 real estate taxes payable in 2024 to be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. 2024 real estate taxes due in 2025 will be estimated and divided equally between Seller and Buyer. A credit will be provided at closing. No adjustments will be made after closing. All future year's real estate taxes shall 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 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 June 18th, 2024, to Terrill Title Company in Lewistown, IL.

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.

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 on June 18th, 2024, 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: Thomas J. Hill, Broker, and David E. Klein, Designated 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.

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.



There is an open ditch on the east side of the farm. Machinery cross on the south side of the treeline to get to the east 1.9 acre field.