



AG SERVICES

Delores Cassidy Trust Farmland Auction

190 +/- Total Acres

Waldo Township

Livingston County, Illinois



**6 Heartland Dr. Suite A, P.O. Box 1607
Bloomington, IL 61702-1607**

www.firstmidag.com

Michael Rhoda, Broker

**(309) 665-0059
mrhoda@firstmid.com**

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

**(309) 261-3117
(800) 532-5263**

GENERAL INFORMATION

- SELLER:** Patrick M. Cassidy, Trustee of the Delores A. Cassidy Trust
- DESCRIBED AS:** Tract 1 – The South 40 acres of the North 120 Acres of the Northwest Quarter of Section 30, Township 27 North, Range 3 East of the Third Principal Meridian, Waldo Township, Livingston County, Illinois.
- Tract 2 – The North 110 acres of the West Half of the West Half of Section 29, EXCEPT the Northwest Quarter of the Northwest Quarter of Section 29, Township 27 North, Range 3 East of the Third Principal Meridian, Waldo Township Livingston County, Illinois.
- Tract 3 – The Northeast Quarter of the Northwest Quarter AND the Northeast Quarter of the Northwest Quarter of Section 29, Township 27 North, Range 3 East of the Third Principal Meridian, Waldo Township, Livingston County, Illinois.
- SURVEY:** If tracts 2 & 3 are purchased by separate buyers in separate rounds of bidding, or through the privilege method, a survey will be performed to determine the boundary and final acres.
- LOCATION:** 2.5 miles northwest of Gridley, Illinois at the corner of 1100N & 100E Roads
6 miles northeast of El Paso, Illinois
- TIME AND PLACE OF SALE:** **10:00 AM – October 30th, 2024, LIVE, IN-PERSON/ONLINE AUCTION**
The Water Tower Event Center
411 E Gridley Rd
Gridley, IL 61744
- ONLINE BIDDING:** Prebid anytime from October 16th through October 30th @ 10:00AM C.S.T.
@ <https://firstmidag.bidwrangler.com> or download the **First Mid Ag** App from the App store on your mobile device! Virtual live-online auction begins at 10:00 AM C.S.T. on October 30th.
- ATTORNEY: FOR SELLER** Justin Stoller, Stoller Law Office
15 W Front St.
El Paso, IL 61738
- AGENCY:** Michael Rhoda, Broker and David 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.

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: This is a **LIVE IN PERSON and 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 October 16th 10:00AM, C.S.T. through October 30th, 2024. A live in person and online auction will be conducted at 10:00AM C.S.T. October 30th, 2024. Registrations for bidders are due by 10:00 am on the day of the auction. All bidding is on a “per acre” basis. Call Justin Wheeler, Auctioneer, at 217-855-8358 for details.

This is a three-tract auction. All tracts will be offered as a “Choice & Privilege” auction. “Choice & Privilege” allows the high bidder the choice to choose what tract(s) he/she would like. If there is a remaining tract after the high bidder make his/her decision, the remaining tract(s) will be offered with additional round(s) of bidding until there is a price on all tracts. Tracts will not be re-combined at the end. Call David Klein, Auctioneer, at 309-665-0961 for details.

There is **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: Buyer will enter into a contract with a 10% non-refundable down payment, and the balance due at closing on or **before Monday, December 2nd, 2024**. The property will be sold “as is, where is”, based on real tax acres. One exception to which this would occur is if Tracts #2 and #3 are sold to separate bidders in separate rounds of bidding. Then the Seller would provide for a survey to determine the exact boundary line for each tract and total acres for each transaction. Tract #1 will only be offered as real estate tax acres.

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 will grant full possession at closing, subject to the completion of the 2024 crop harvest. David Pfister has relinquished his tenancy at that time. If you are a successful bidder and in need of a tenant, the Sellers would highly recommend him.

MINERALS: The owner’s remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

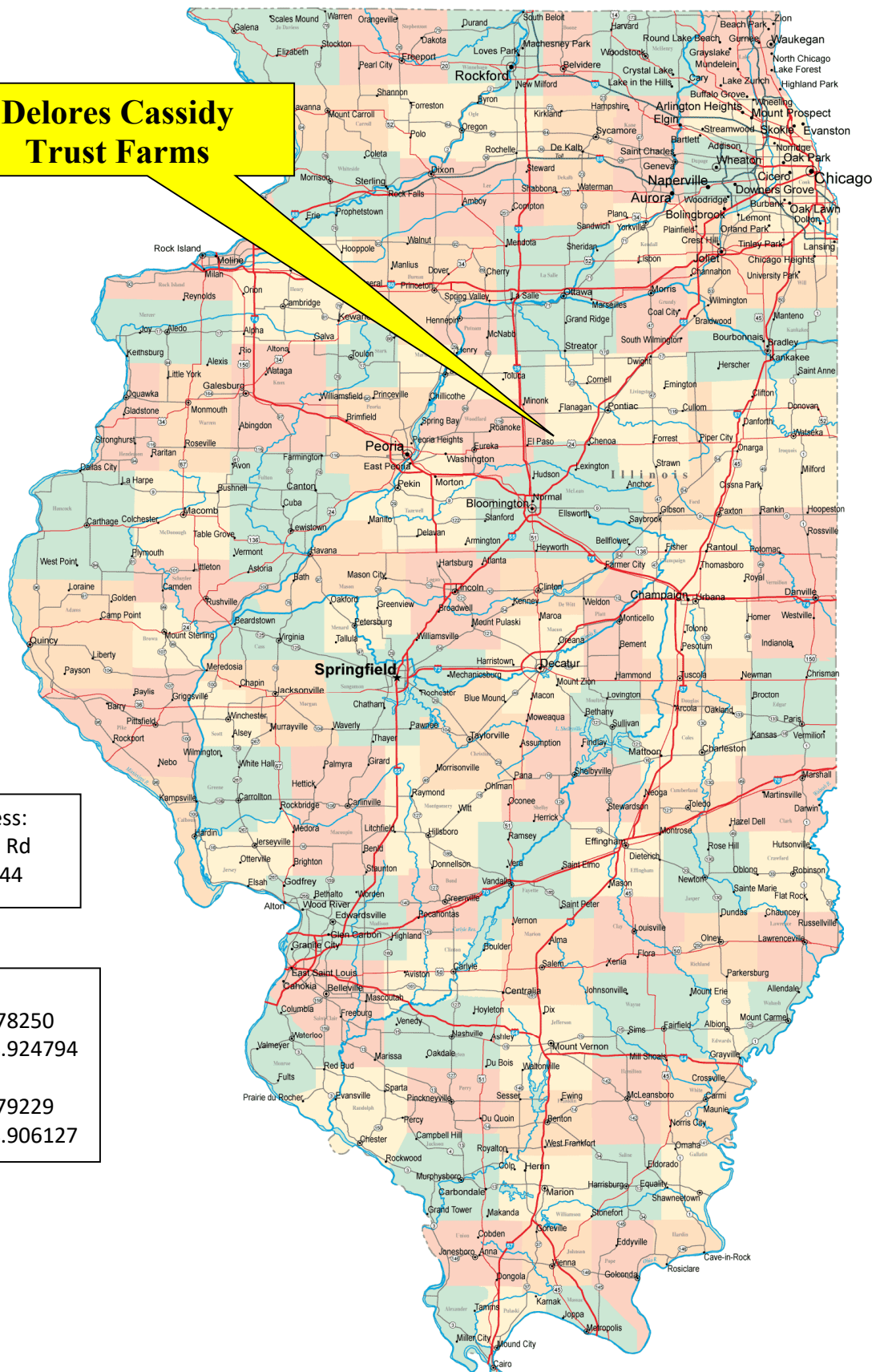
REAL ESTATE TAXES: 2024 real estate taxes payable in 2025 to be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. No adjustments will be made after closing. All future year’s real estate taxes shall be paid by the Buyer.

www.firstmidag.com @Firstmidag



STATE MAP

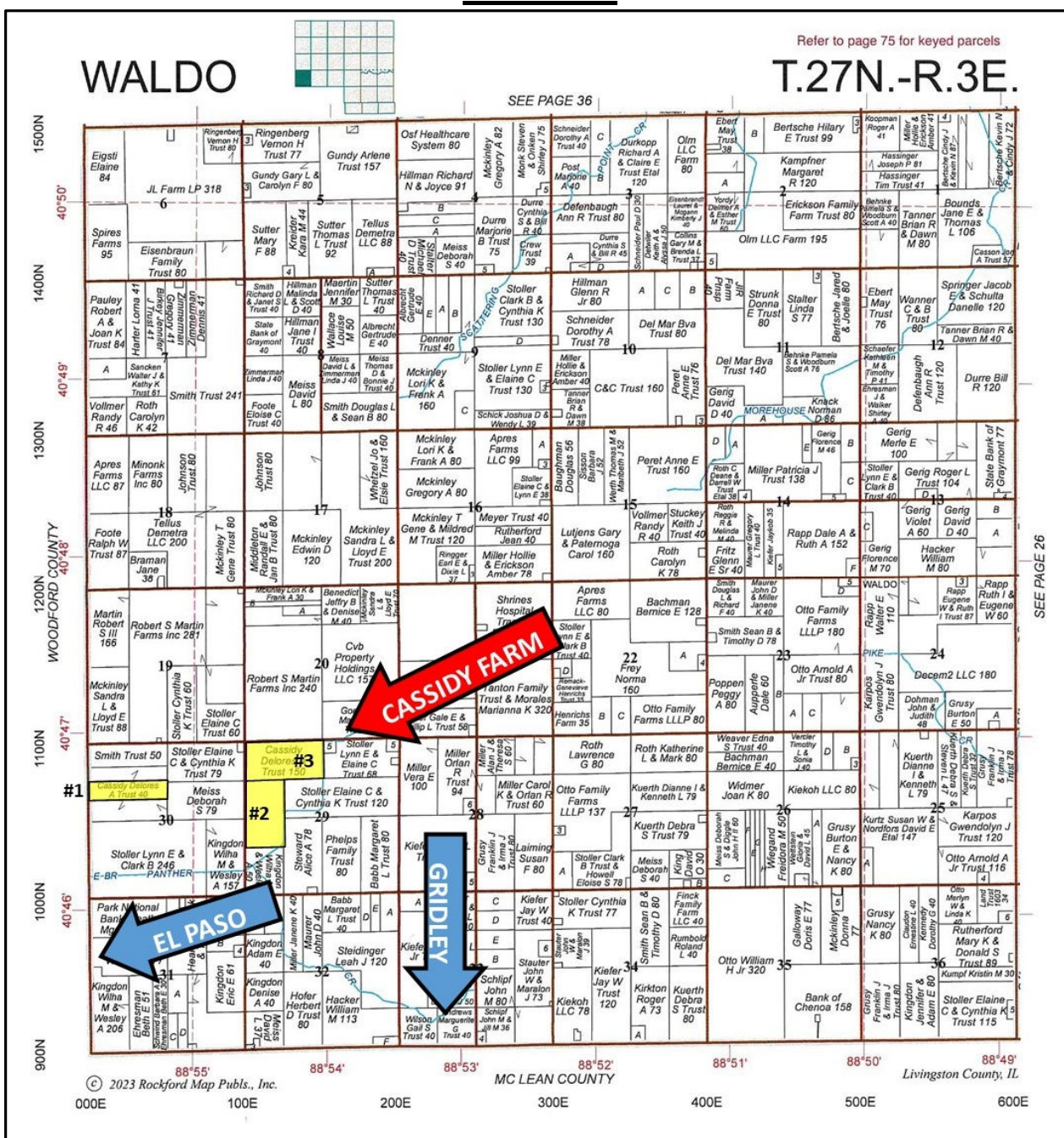
**Delores Cassidy
Trust Farms**



Physical Address:
10800 N 100 E Rd
Gridley, IL 61744

Tract 1:
Latitude: 40.778250
Longitude: -88.924794
Tract 2 & 3:
Latitude: 40.779229
Longitude: -88.906127

PLAT MAP

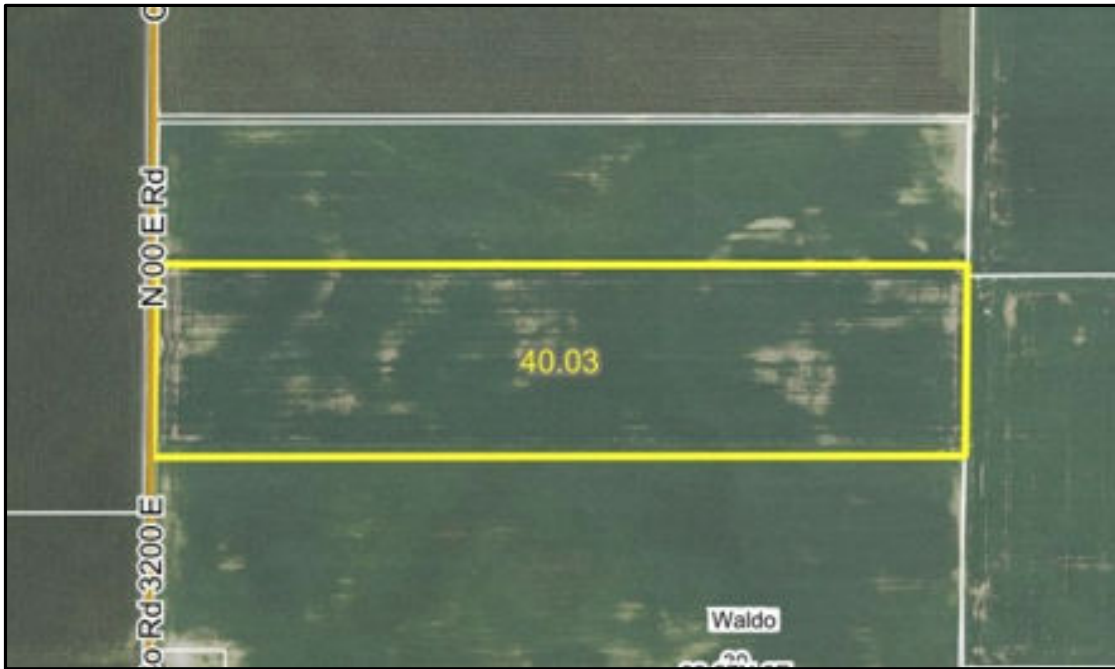


Reprinted with permission from Rockford Map Publishing, Inc.

REAL ESTATE TAXES

Tract #	Tax Parcel #	Tax Acres	2023 Assessed Farm Land Value	2023 Tax Rate	2023 Real Est. Taxes Paid in 2024
1	19-30-100-007	40.00	\$27,547.00	8.44313%	\$2,414.64
2 & 3	19-29-100-005	110.00	\$51,959.00	8.44313%	\$4,631.18
3	19-29-100-004	40.00	\$16,989.00	8.44313%	\$1,523.20

AERIAL PHOTOGRAPH
TRACT #1: 40.00 +/- ACRES



Source: Agridata, Inc.

FSA INFORMATION – Tract #1

FSA#	8073
TRACT #	11585
HEL (Highly Erodible) STATUS	NHEL: No agricultural commodity planted on undetermined fields
WETLANDS PRESENCE	Wetland determinations not complete
FSA FARMLAND ACRES	39.95
DCP CROPLAND ACRES	39.95
CORN BASE ACRES	23.30
PLC YIELD CORN	184
SOYBEANS BASE ACRES	15.60
PLC YIELD SOYBEANS	51
PROGRAM ELECTION ON CORN AND SOYBEANS	ARC County – Corn ARC County - Soybean

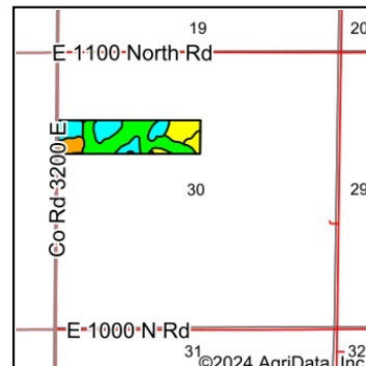
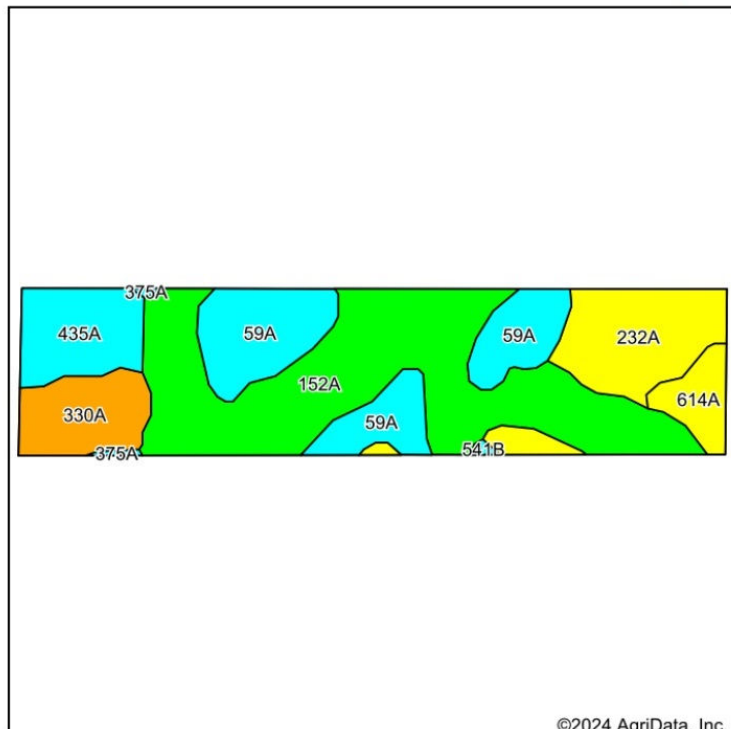
There is no CRP located on this tract.

Source: Woodford County, IL USDA FSA Office.

SOILS MAP

TRACT #1: 40.00 +/- ACRES

Soils Map



State: **Illinois**
 County: **Livingston**
 Location: **30-27N-3E**
 Township: **Waldo**
 Acres: **40.03**
 Date: **6/23/2024**

First Mid
 AG SERVICES

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL105, 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
**152A	Drummer silty clay loam, 0 to 2 percent slopes	17.09	42.7%		Poorly drained	**195	**63	**73	**144
59A	Lisbon silt loam, 0 to 2 percent slopes	8.15	20.4%		Somewhat poorly drained	188	59	74	136
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.20	13.0%		Poorly drained	**170	**56	**65	**127
**435A	Streator silty clay loam, 0 to 2 percent slopes	3.69	9.2%		Poorly drained	**177	**58	**69	**131
**330A	Peotone silty clay loam, 0 to 2 percent slopes	3.31	8.3%		Very poorly drained	**164	**55	**61	**123
**614A	Chenoa silty clay loam, 0 to 2 percent slopes	2.37	5.9%		Somewhat poorly drained	**172	**56	**67	**128
**375A	Rutland silty clay loam, 0 to 2 percent slopes	0.13	0.3%		Somewhat poorly drained	**178	**57	**70	**132
**541B	Graymont silt loam, 2 to 5 percent slopes	0.09	0.2%		Moderately well drained	**181	**56	**70	**133
Weighted Average						184.7	59.7	70.4	136.2

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.

AERIAL PHOTOGRAPH
TRACT #2: 70.00 +/- ACRES



Source: Agridata, Inc.

Lines drawn are estimated.

FSA INFORMATION – Tract 2 (combined with Tract 3)

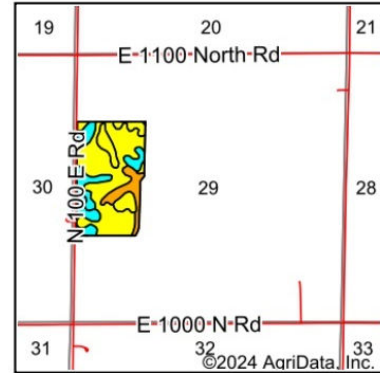
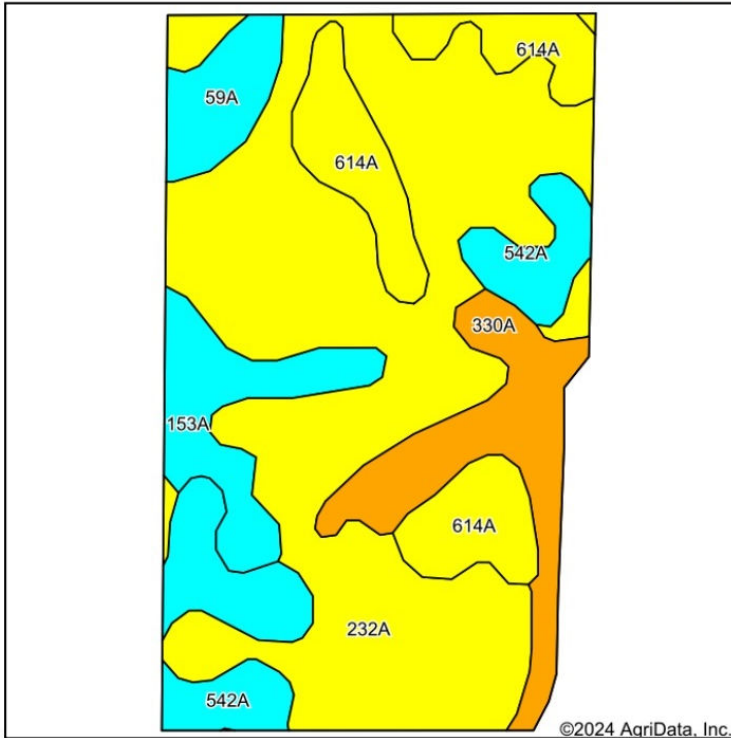
FSA#	8073
TRACT #	Part of T11448
HEL (Highly Erodible) STATUS	NHEL: No agricultural commodity planted on undetermined fields
WETLANDS PRESENCE	Wetland determinations not complete
FSA FARMLAND ACRES	143.32
DCP CROPLAND ACRES	141.32
CORN BASE ACRES	96.40
PLC YIELD CORN	184
SOYBEANS BASE ACRES	41.10
PLC YIELD SOYBEANS	51
PROGRAM ELECTION ON CORN AND SOYBEANS	ARC County – Corn ARC County – Soybean

There is CRP located on this tract as a filter strip adjacent to the open ditch on the east side of the field. 1.0 Acre at \$170. The contract expires September 30, 2033.

Source: Woodford County, IL USDA FSA Office.

SOILS MAP

TRACT #2: 70.00 +/- ACRES



State: **Illinois**
 County: **Livingston**
 Location: **29-27N-3E**
 Township: **Waldo**
 Acres: **65.73**
 Date: **7/25/2024**

First Mid
 AG SERVICES

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL105, 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
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	35.79	54.5%		Poorly drained	**170	**56	**65	**127
**614A	Chenoa silty clay loam, 0 to 2 percent slopes	8.46	12.9%		Somewhat poorly drained	**172	**56	**67	**128
**542A	Rooks silty clay loam, 0 to 2 percent slopes	6.99	10.6%		Somewhat poorly drained	**188	**58	**70	**137
**330A	Peotone silty clay loam, 0 to 2 percent slopes	6.83	10.4%		Very poorly drained	**164	**55	**61	**123
**153A	Pella silty clay loam, 0 to 2 percent slopes	4.88	7.4%		Poorly drained	**183	**60	**70	**136
59A	Lisbon silt loam, 0 to 2 percent slopes	2.78	4.2%		Somewhat poorly drained	188	59	74	136
Weighted Average						173.3	56.5	66.1	128.8

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.

AERIAL PHOTOGRAPH
TRACT #3: 80.00 +/- ACRES



Source: Agridata, Inc.

Lines drawn are estimated.

FSA INFORMATION – Tract 3 (combined with Tract 2)

FSA#	8073
TRACT #	Part of T11448
HEL (Highly Erodible) STATUS	NHEL: No agricultural commodity planted on undetermined fields
WETLANDS PRESENCE	Wetland determinations not complete
FSA FARMLAND ACRES	143.32
DCP CROPLAND ACRES	141.32
CORN BASE ACRES	96.40
PLC YIELD CORN	184
SOYBEANS BASE ACRES	41.10
PLC YIELD SOYBEANS	51
PROGRAM ELECTION ON CORN AND SOYBEANS	ARC County – Corn ARC County - Soybean

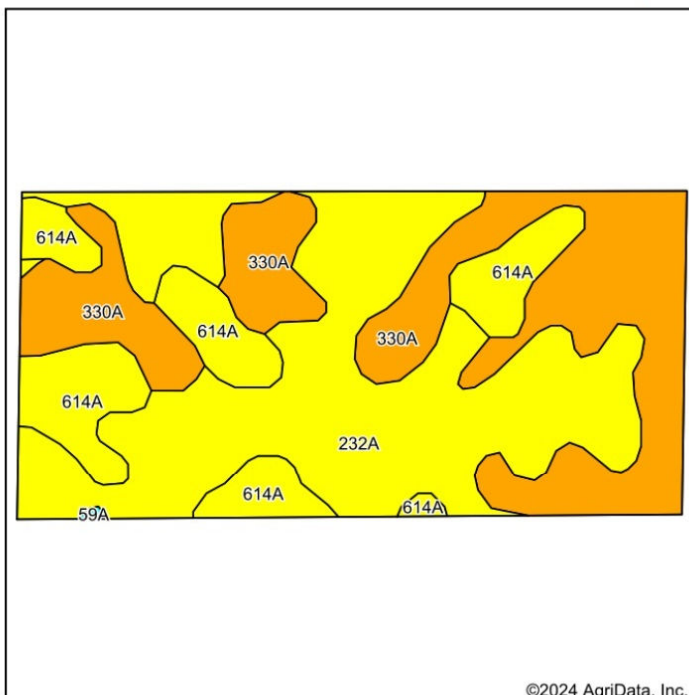
There is CRP located on this tract as a filter strip adjacent to the open ditch on the east side of the field. 1.0 Acre at \$170. The contract expires September 30, 2033.

Source: Woodford County, IL USDA FSA Office.

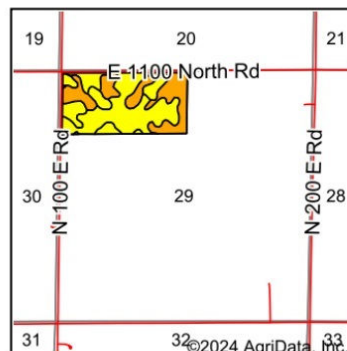
SOILS MAP

TRACT #3: 80.00 +/- ACRES

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Livingston**
 Location: **29-27N-3E**
 Township: **Waldo**
 Acres: **77.18**
 Date: **7/25/2024**

First Mid
 AG SERVICES

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IL105, 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
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	36.29	47.0%		Poorly drained	**170	**56	**65	**127
**330A	Peotone silty clay loam, 0 to 2 percent slopes	27.02	35.0%		Very poorly drained	**164	**55	**61	**123
**614A	Chenoa silty clay loam, 0 to 2 percent slopes	13.79	17.9%		Somewhat poorly drained	**172	**56	**67	**128
59A	Lisbon silt loam, 0 to 2 percent slopes	0.08	0.1%		Somewhat poorly drained	188	59	74	136
Weighted Average						168.3	55.7	64	125.8

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.

Delores Cassidy Trust Soil Fertility Test & Yield Information Summary

SOIL FERTILITY TEST RESULTS:

Crop Field	Tract 1	Tracts 2 & 3
Sample Date	5/22/2023	2/28/2023
# of Sample site	7	26
Average pH:	6.7	6.4
Average P1 (lbs/A):	56	77
Average K (lbs/A):	585	600

Samples taken by Crop-Tech Consulting INC.

CROP YIELD HISTORY:

Yields provided by farm tenant, David Pfister.

Seed research area on Tract #2 is not included in yield history.

Tract 1 Yields

Year	Corn	Soybeans
2018	208	
2019		66
2020	171	
2021		61
2022	228	
2023		75
AVG	202.33	67.33

Tracts 2 & 3 Yields

Year	Corn	Soybeans
2018	199	
2019		63
2020	214	
2021		60
2022	254	
2023		67
AVG	222.33	63.33

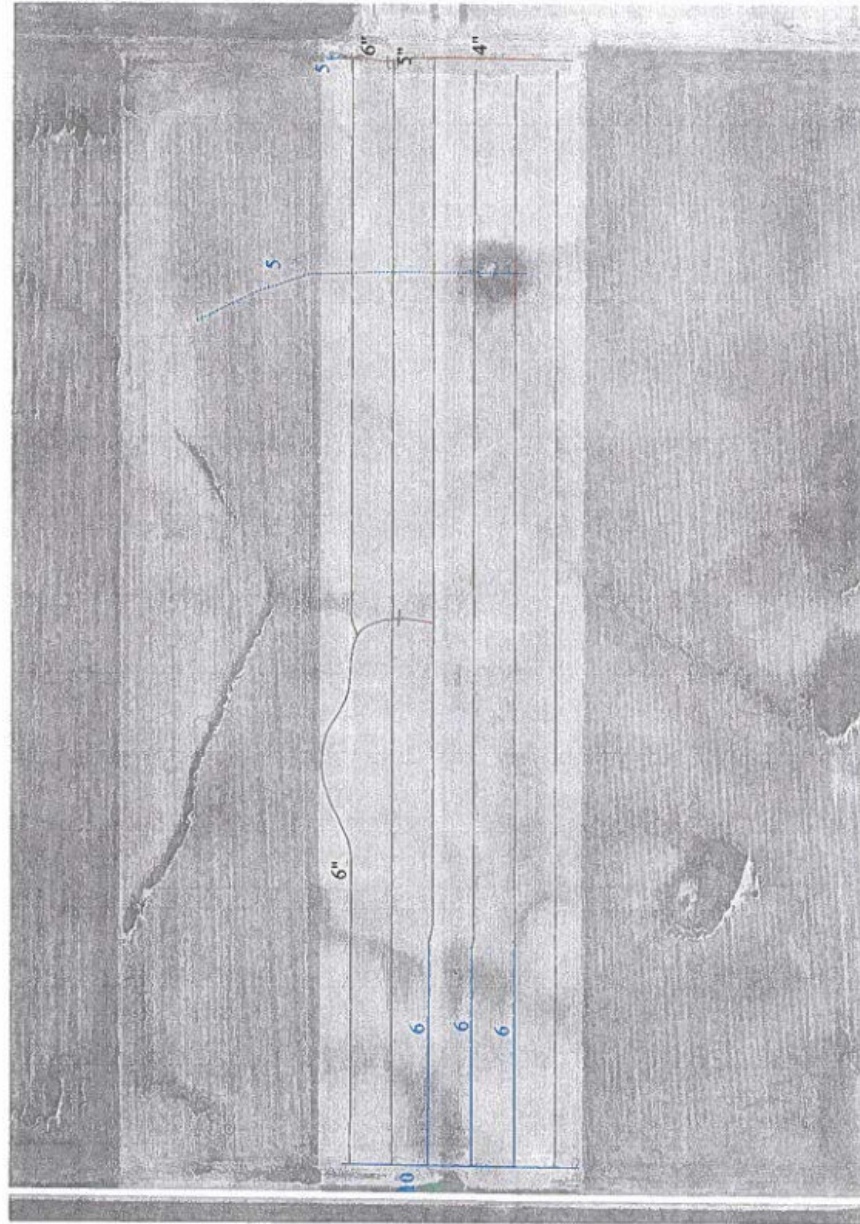
TILE MAPS

Tract #1

BENDER
LAND IMPROVEMENT INC

1394 County Road 1800 N.
Lowpoint, IL 61545

(309) 443-5353



40 acres Pattern tiled 2013

—— New Tile Lines (4" unless otherwise noted)
 - - - - Existing Tile Lines
 - - - - Approximate or Assumed Location of Existing Tile
 —— Waterway or Ditch

Tile installed on Tract #2

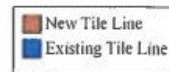
(309) 443-5353

BENDER
LAND IMPROVEMENT INC

1394 County Road 1800 N.
Lowpoint, IL 61545



Repair in 2010



New Tile Line: Red
Existing Tile Line: Blue
Waterway or Ditch: Green

Owner Delores Cassidy Township Waldo Section 29
Date 12-2-10 County Livingston Town Gridley

Dave Pfister-operator



Cassidy Farm
Main
as Built 4/17

6 in	159.47 ft
8 in	660.50 ft
10 in	520.80 ft
12 in	1732.10 ft
15" DW	523.40 ft
18"	1053.00 ft

#2



KAFER
TILING & EXCAVATING INC.
877-662-8237

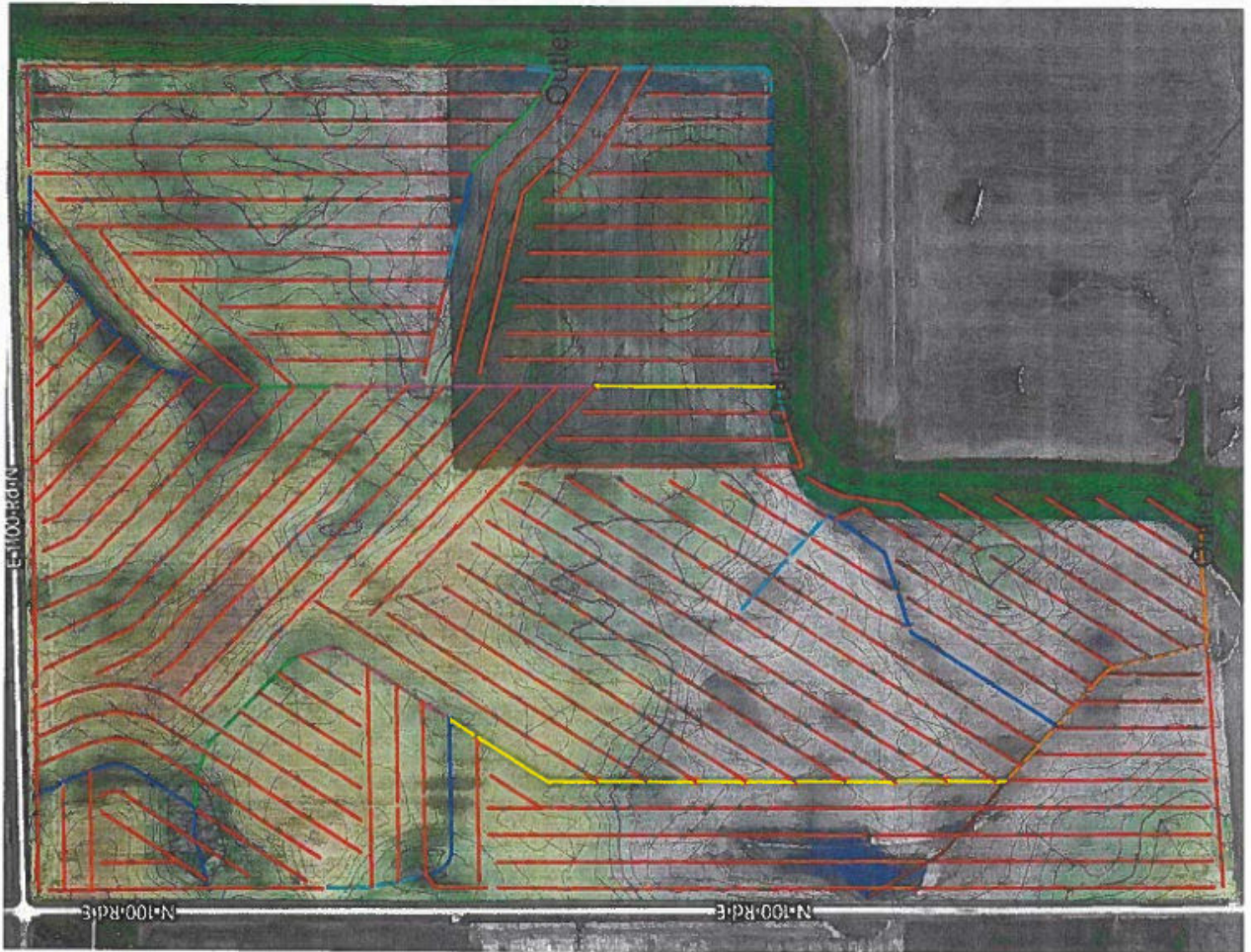
2017 = \$20,000.00
2017 = \$6,232.15
\$26,232.15

*Total Farm
Plan*

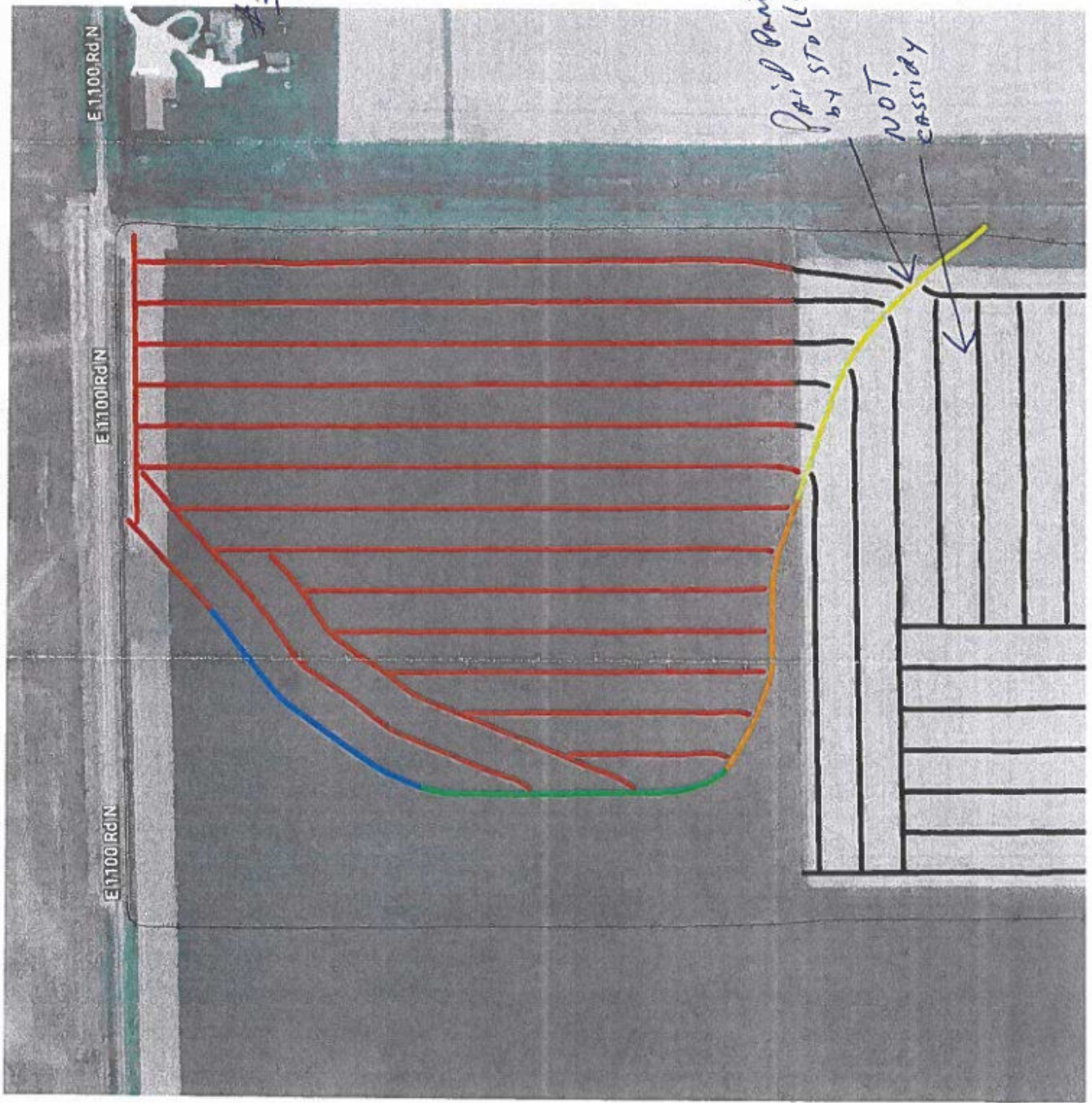
Cassidy Farm
with Stoller
Proposed 3/17
David Pfister Tenant

4 in	88401.45 ft
5 in	1496.78 ft
6 in	3558.58 ft
8 in	1978.36 ft
10 in	1380.20 ft
12 in	2277.57 ft
15" DW	546.63 ft
18"	1104.25 ft

*West side laterals not
Installed.*



KAFER
TILING & EXCAVATING INC.
877-802-2222



Cassidy
 Pfister
 3/2020



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: Patrick M. Cassidy, Trustee of the Delores A. Cassidy Trust

Sale Method: This is a LIVE, IN-PERSON/ONLINE AUCTION. 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 October 30th, 2024 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 David Klein, Auctioneer, at (309) 261-3117 for details.

Contract: Buyer will enter into a contract with a 10% nonrefundable downpayment, and the balance due at closing on or before December 2nd, 2024. The property will be sold "as is, where is", based on real tax acres. One exception to which this would occur is if Tracts #2 and #3 are sold to separate bidders in separate rounds of bidding. Then the Seller will provide a survey to determine the exact boundary line for each tract and total acres for each transaction. Tract #1 will only be offered as real estate tax acres. Bidding is calculated by your bid price times the tax acres being sold.

Financing: Bidding is not conditional upon financing. 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: This farm will be sold free of lease for the 2025 growing season. Seller to retain Landowner's share of the 2024 crops and government payment proceeds, if any. Possession to be granted following the completion of the 2024 crop harvest.

Minerals: The owner's remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

Real Estate Taxes: 2024 real estate taxes payable in 2025 to be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. 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 October 31st, 2024, to First Mid Ag Services Escrow.

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.

The farm will be sold as three tracts based upon the following tax acres. Tract #1:40+/- Acres; Tract #2:70+/- Acres; Tract #3: 80+/- Acres. Bid price X tract tax acres will equal the total consideration due.

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 October 31st, 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: Michael Rhoda, Broker 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.

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.

AUCTION REGISTRATION SHEET

**Delores Cassidy Trust Farmland Auction
10:00 A.M. – Wednesday, October 30th, 2024
The Water Tower Event Center
411 E Gridley Rd
Gridley, IL 61744**

I wish to participate in the auction of the Cassidy Farmland located in Livingston County, Illinois; being 190 +/- REAL ESTATE TAX Acres. Tract #1:40+/-, Tract #2: 70+/- & Tract #3: 80+/- Acres:

Registration to Bid:

NAME: _____

ADDRESS: _____

CITY/STATE: _____

PHONE NO: _____

EMAIL: _____

SIGNATURE: _____

If I am a successful bidder, I agree to the terms provided, will sign the Seller provided real estate contract and pay the 10% nonrefundable downpayment immediately following the auction. I understand I am bidding by the acre and this auction is not contingent upon my ability to obtain financing. If I need financing to complete a transaction, I have made arrangements prior to bidding.

Registration forms can be sent to:



Attn: Michael Rhoda, Broker
6 Heartland Dr. Suite A, P.O. Box 1607
Bloomington, IL 61702-1607

or

Mrhoda@firstmid.com

www.firstmidag.com

Phone: 309-665-0059

By placing this bid I understand Michael Rhoda, Broker and David Klein, Designated Managing Broker & Auctioneer, are the designated agents with First Mid Ag Services, **representing the Seller only in this transaction and they are not acting on my behalf.** This notice of no agency is being provided as required by state law. Auctioneer License #441.001928.