

Gloria & Gary Alsup Trust

157.35 Acres * Farmland Auction

Live & Online Bidding

October 23rd- 10 A.M.

Conducted at: Martin Auction Center, 9515 Texas Church Rd., Clinton, IL 61727



Rob & Lucy Nord

217-935-3245 or 217-519-0375

www.martinauction.com

Subject Farm Description:

Located in section 25 of Tunbridge Township and Section 30 of Texas Township, DeWitt County, Illinois.

This is an un-improved tract comprised of 157.35 acres of tillable farmland. Topography is presented as a mostly level farm with no waterways and no open ditches. The farm is mostly rectangular with a small jog on the northern boundary at the township line, and with a diagonal boundary to the West. (please see attached maps) There is a homestead, and a small tower dissected off the southern boundary of the tract in Texas Township. Access onto the property is made via Rowell Rd, which is along the southern boundary.

- A soil map is attached and reflects a weighted soil productivity index of 139.4 for the 157.35 acres.
- The current zoning for this property is A- Agriculture.
- This farm will sell as one tract. Bidding will be “by the acre”. We will sell this property as 157.35 acres.

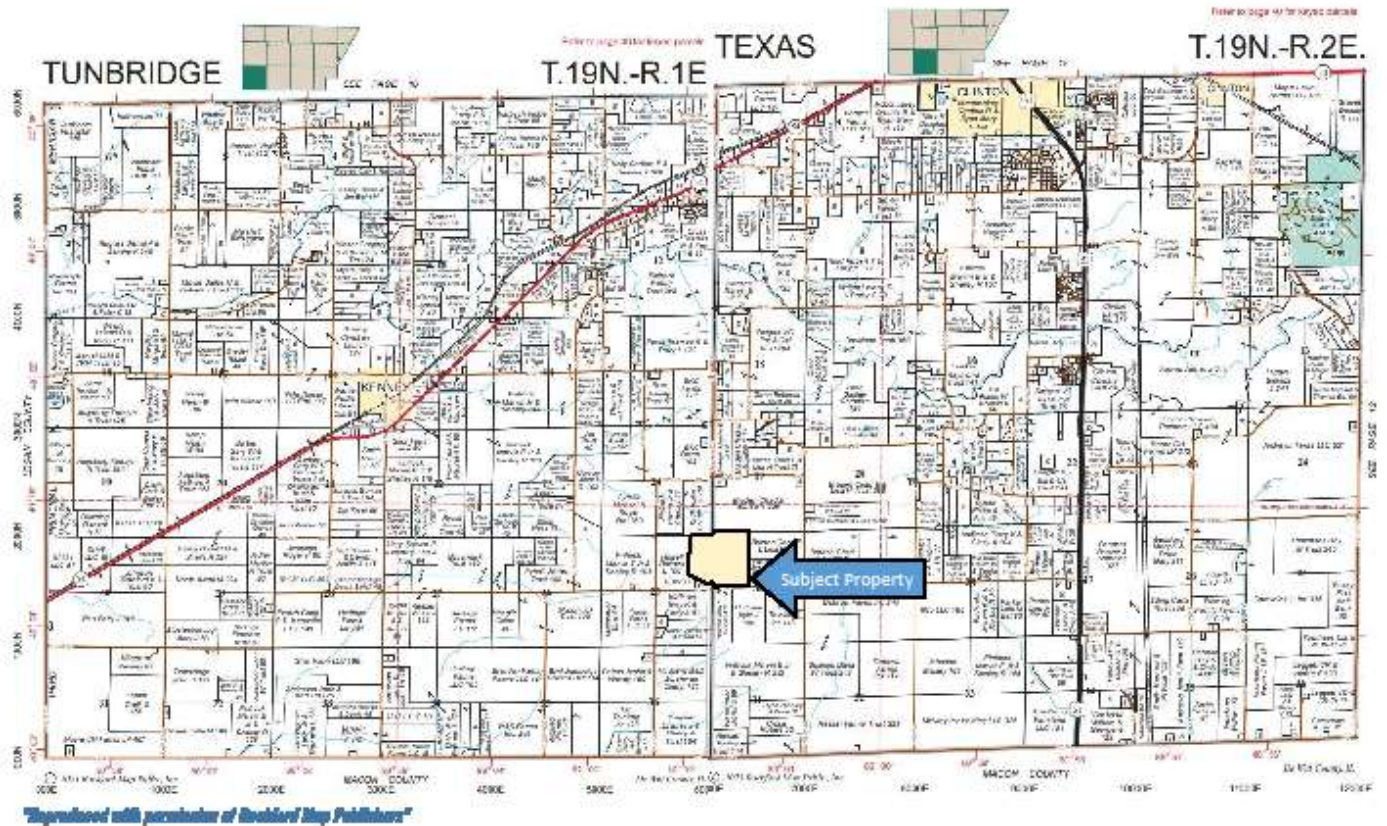
Parcel Number	Acres	2023 Taxes	Taxes Per Acre
11-25-200-007	51.63	\$2,702.22	\$52.34
12-30-100-005	105.72	\$5,369.32	\$50.79
	157.35	\$8,071.54	\$51.30

Seven-year yield history

Year	2017	2018	2019	2020	2021	2022	2023	7 Year Average
Corn	245.25	259.9	203.87	242.48	245.49	253.8	222.9	239.0985714
Soybeans	63.58	76.12	62.84	65.45	83.03	75.57	78.1	72.09857143

Provided by the Seller

Gloria & Gary Alsop Trust, Farmland Auction, 157.35 Acres +/-

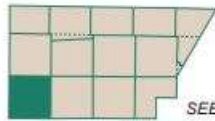


Refer to page 40 for keyed parcels



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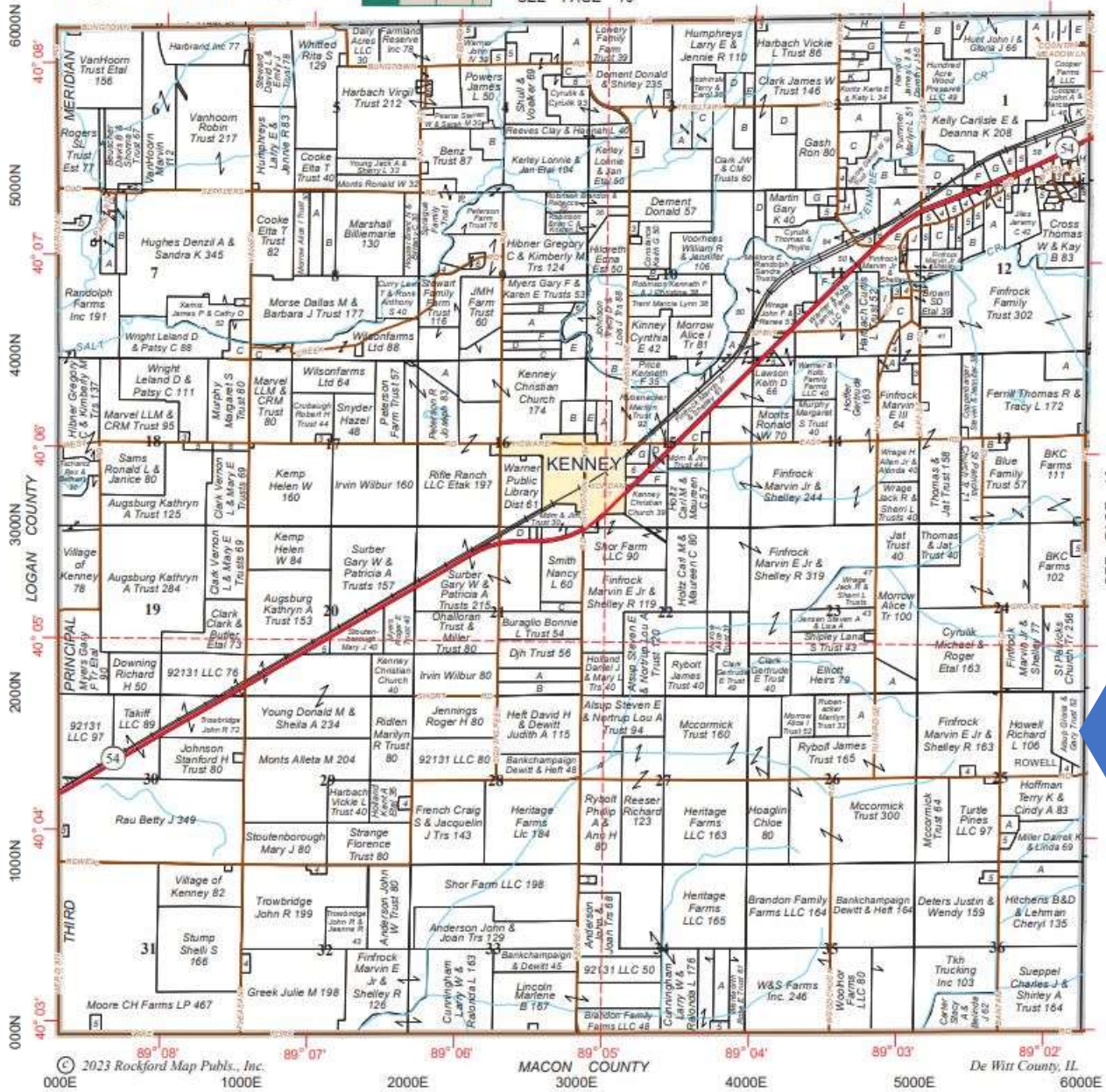
TUNBRIDGE



SEE PAGE 16

Refer to page 40 for keyed parcels

T.19N.-R.1E.



SEE PAGE 10

"Reproduced with permission of Rockford Map Publishers"



Farm Photos



Soils Map

ILLINOIS
DE WITT

Form: FSA-158F2

See Page 2 for non-discovery Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 933

Prepared : 8/30/24 11:56 AM CST

Crop Year : 2024

Operator Name : GOLDEN TASSEL FAMILY FARMS LLC
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/M/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.65	154.67	154.67	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	800
0.00	0.00	154.67	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-805 CRP Reduction Acres	PLC Yield	HIP
Corn	77.32	0.00	188	
Soybeans	77.32	0.00	52	n
TOTAL	154.64	0.00		

NOTES

Tract Number : 1522

Description : H-1 SEC 25 T19N-R1E, SEC 30 T19N-R2E
FSA Physical Location : ILLINOIS/DE WITT
ANSI Physical Location : ILLINOIS/DE WITT
BIA Unit Range Number :
HEL Status : NI ICL: No agricultural commodity planted on unencumbered fields
Wetland Status : Tract contains a wetland or former wetland
WL Violations : None
Owners : CLORIA AND GARY ALSUP TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.65	154.67	154.67	0.00	0.00	0.00	0.00	0.0



United States
Department of
Agriculture

DeWitt County, Illinois



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 land area, which is subject to the limitations provided directly from the producer or other stakeholders. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for errors or consequential damage caused as a result of any user's reliance on this data or other FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-C25 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Terms & Conditions

Auction Date & Location: Martin Auction Services, L.L.C. ("Auctioneer") will offer the property for sale at public auction, the property is listed in this brochure. The Auctioneer will represent the Seller at this event. This auction will take place on Wednesday, October 23rd at 10 A.M. at Martin Auction Center, 9515 Texas Church Rd., Clinton, IL. Auction registration will begin at 9 a.m.

Bidder Registration: All bidders will be required to register to bid at the auction.

Auction Procedures: Conduct of the auction will be the sole discretion of the Auctioneer. This property will be bid on "by the acre", the Auctioneer has the right to reject any bids and will be the final authority as to the bidding increments. Auctioneer reserves the right and authority to eject any person from the auction for any reasonable grounds deemed appropriate by the Auctioneer. Announcements made by the Auctioneer at the auction will supersede any prior written or oral information.

Real Estate Sales Contract: The property is offered for sale on and subject to the terms and conditions contained in the Real Estate Sales Contract. A copy of the contract may be found on-line at www.martinauction.com or one may be obtained from the Auctioneer prior to the auction for review. The terms of the Sales Contract supersede any conflicting terms of sale contained herein. **Bidders and their attorney should review the sales contract prior to the auction.**

Winning Bidder: Each winning bidder will be required to

- a.) place a non-refundable down-payment equal to 10% of the total purchase price of the land in the form of a check to the Auctioneer,
- b.) Enter into a Sales Contract with the seller for the prospective property. Closing of the auction will occur by December 18th, unless otherwise mutually agreed upon by the Seller and Bidder. A title policy will be provided to the successful bidder at closing. See the contract for Possession details.
- c.) Seller will pay the 2024 taxes; the buyer will assume all taxes thereafter. Seller will provide a title policy for the property.
- d.) Buyer will have possession at closing.

Financing: This property is not contingent upon the Purchaser's ability to obtain financing.

Possession: 2025 farming rights are included.

Additional Information: Supporting property information is available from the Auction Company prior to the Auction. All data is believed to be correct but is subject to bidder verification. All items are subject to the terms found within the Real Estate Contract. Information contained within this brochure, any bidder information packages or the website has been obtained from the Seller and other sources deemed to be reliable. However, neither the Seller, Auctioneer nor their agents make any representations or warranties as to the accuracy or completeness of this information. **Each prospective bidder must undertake and rely on his or her own investigation of the property.**

Exclusion of Property: Martin Auction Services, L.L.C. and the Seller reserves the right to withdraw any property before or during the auction, and to sell any property prior to the auction without notice.

Additional Conditions: Seller and Auctioneer reserve the absolute right in their sole discretion to amend these procedures, terms, and conditions at or before the auction. To the extent there is any conflict between the provisions of these procedures, terms, and conditions as set forth herein and in any Sales Contract, the terms of the Contract shall govern.

Auctioneer has the right, in his sole discretion to postpone, or cancel the auction in whole or in part and to modify or add any terms and conditions of the auction and to announce such modifications or additional terms and conditions prior to or during the auction.

All bidders acknowledge that the Auctioneer does NOT have an ownership interest in the property and therefore all bidders acknowledge that the Auctioneer is NOT responsible for any actions or inactions by the Seller regarding the Seller's obligations under the Sales Contract.

Except as expressly stated in this document, these procedures, terms and conditions do not create any legal obligations on auctioneer or the seller. If auctioneer or the seller fails to comply with any of these procedures, terms and conditions for any reason, neither the auctioneer nor the seller shall have any liability or obligation whatsoever. These procedures, terms and conditions nevertheless are binding upon and must be complied with by any person or entity submitting a bid. The Seller will be bound only by the provisions of the actual Sales Contract as and when executed and delivered by each party thereto.

All attached images and maps are not to scale and should not be relied upon for any true measurements or boundary lines. P.I Chart shows approximate acres and approximate weighted productivity index as described by the University of Illinois.

All maps are not to scale, any information used is considered to be correct, however, it is 100% up to the bidder or buyer to make their own inspections and verify any data presented.