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.

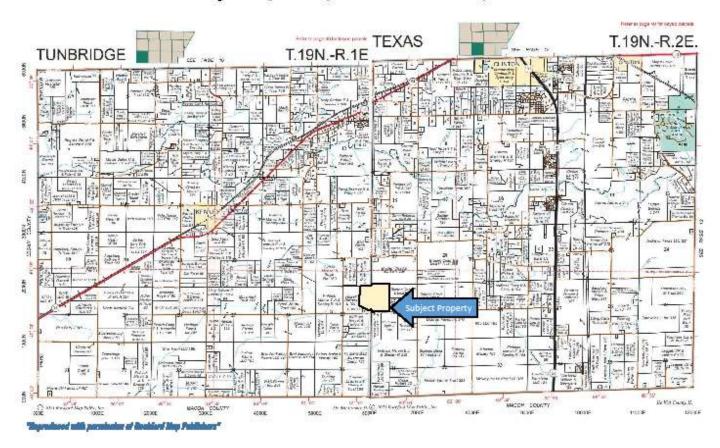
Parcel Number	Acres	2023 Taxes	Taxes Per Acre
11-25-200-007	51.63	\$2,702.22	\$52.34
12-30-100-005	105.72	\$5,369.32	\$50.79
	157.35	\$8,071.54	\$51.30

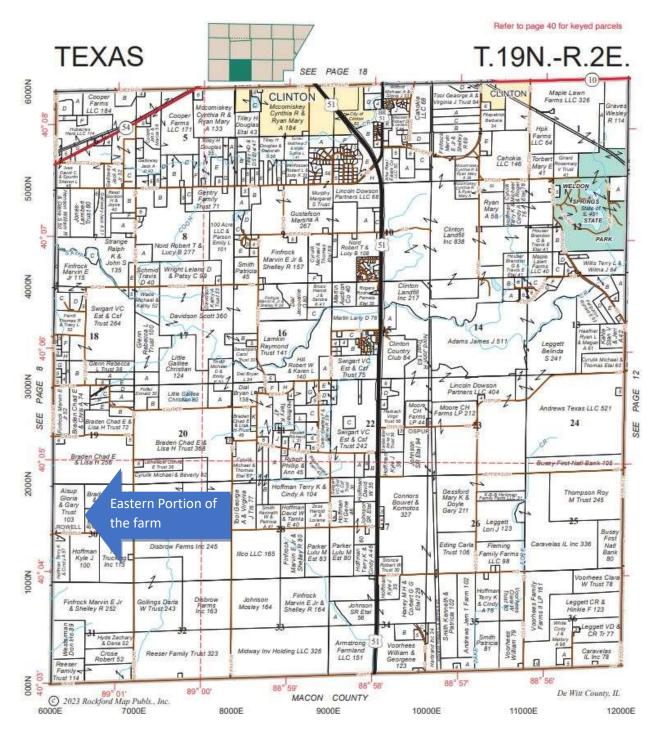
Seven-year yield history

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

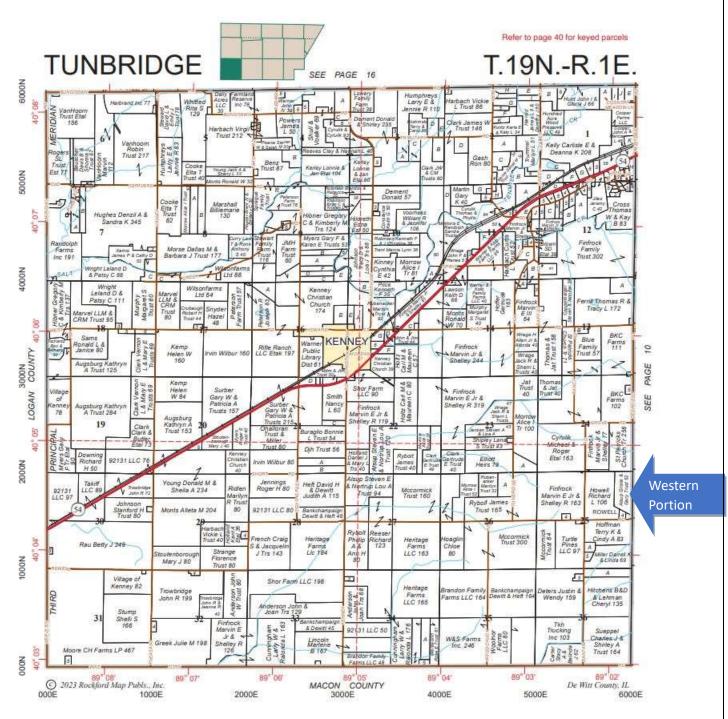
Provided by the Seller

Gioria & Gary Alsup Trust, Farmland Auction, 157.35 Acres +/-





"Reproduced with permission of Rockford Map Publishers"



"Reproduced with permission of Rockford Map Publishers"



Farm Photos



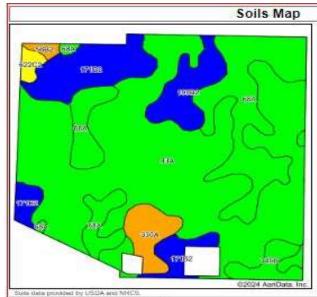


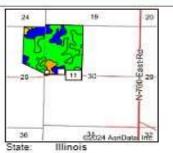












De Witt County: Location: 25-19N-1E Township: Tunbridge Acres 153.9 Date: 8/30/2024







Area S	iymbol: IL039,	Soil An	os Version	1: 15									
Code	Sail Description	Acres	Percent of fleid	II, State Productivity Index Engend	Subsoil rooting a	Com Bu/A	Soybeans Bu/A	Wheat Bulk	Oats Bulk b	Sorghum e Bu/A	Grass- leguma e hay, T/A	Crop productivity index for optimum management	°n NCCPL Soybeans
434	Ipava sitt loam, 0 to 2 percent slopes	84.02	54.6%		FAV	191	62	77	100	a	5.90	142	77
**68A	Sable sitty clay loam, 0 to 2 percent slopes	31.90	20.7%		FAV	**192	**63	274	7799	0	**5.80	**143	79
1 71B2	Catin sit loam, 2 to 5 percent slopes, aroded	17.57	11.5%		FAV	178	**56	**69	**94	Q	**8.50	₩131	60
**199B2	Plano sit loam, 2 to 5 percent slopes, eroded	8.30	5.4%		FAV	**184	**57	**70	**B8	ā	**6.70	**135	62
330A	Peotone sitty clay loam, 0 to 3	5.69	3.7%		EMI	*155	***55	776.4	=75		***5.00	11123	43



Code	Soll Description	Acres	Percent	II. State Productivity Index Legend	Subsoil rooting a	Com Bu/A	Soybeans Bu/A	Wheat Bu/A		Sorghum ¢ Bu/A	Grass- legume e hay, T/A	Crop productivity index for optimum management	°n NOCFI Soybeans
**749B	Buckhart silt loam, till substratum, 2 to 5 percent singes	3.98	2.6%		FAV	BB	**50	**73	99	a	**7.30	*141	80
**622C2	Wyanet sitt loam, 5 to 18 percent slopes, eroded	1,46	0.9%		FAV	57/150	554B	7760	773	. 0	**4.90	**112	55
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	0.88	0.6%		FAV	**168	**53	1165	**93	0	**5.90	**123	68
The same	S	G. 7	SOURCE TO	Weighted a	Average	187.7	60.8	74.2	97.8	un fi	8	139.4	*n 72.7

Table: Optimum Crop Productivity Ratings for Illinois Soli EFOTG are sourced from Bulletin S11 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Cable. 02-98-2023
Crop yields and productivity (BS11 EFOTG) are maintained at the following USDA web site: 2023 filinois Soil Productivity and Yield Indices: https://whichg.sc.gov.usda.gov/#istable/Lidocuments/stection=28/olde=182809
"Base indexes from Bulletin B11 adjusted for slope, crosion, flooding, and surface texture according to the it. Soils EFOTG 5 Soils in the southern region or in both regions were not rated for oats and are shown with a zero "0".

Soils in the orthorn region or in both regions were not rated for grass-legume and are shown with a zero "0".
"In: The aggregation method is "Weighted Average using all components"

ILLINDIS DE WITT

Form: FSA-158FZ

United States Department of Agriculture Farm Service Agency

FARM: 933

Prepared: 8/39/24 11:66 AM CST

Crop Year: 2024

Soo Fago 2 for non-decolminatory Statements. Operator Name

: GOLDEN TASSEL FAMILY FARMS LLG

CRP Contract Number(s)

; None

Recon ID Transferred From : None

ARCPLC GAVE Eligibility

: None : Elgible

Abbreviated 156 Farm Record

			F	arm Land D	ata		94100000	21.010	
Farmland	Cropland	DCP Cropland	WHP	EWP	WRP	GRP	Sugarcane	Farm Statue	Number Of Tracts
158.65	154.67	154.67	0.03	0.03	0.00	0.00	0.0	Active	j
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	800
0.00	0.00	154.67	ß.	0	00	0.00	0.00	0.00	0.03

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

DCP		Pa-	

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP	
Gern	77.32	0.00	188		
Saybeane	77.32	0.00	52	n	
TOTAL	154.64	0.00			

NOTES

Tract Number 1 1522

: H-4 SEC 25 T19N-R1E, SEC 30 T19N-R2E Description

: ILLINOIS/DE WITT FSA Physical Location : ILUNOISIDE WIT ANSI Physical Location

BIA Unit Range Number :

HEL Status : NI ICL: No agricultural commodity plented on uncetermined fields

Wetland Status : Tract contains a wedland or farmed wetland

WL Violations

: GLORIA AND GARY ALSUP TRUST

Other Producers : None + None Recon ID

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.85	164.87	154.67	0.00	0.00	0.00	0.00	0.0

Page 1 of 2

ILLINOIS DE WITT

Form: FSA-156EZ



USDA United States Department of Agriculture Farm Service Agency

FARM: 933

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

Crop Year: 2024

Abbreviated 156 Farm Record

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	800
0.00	0.00	154.67	0.03	0.00	0.30	0.00	0.00

DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Corn	77.52	0.00	<.88				
Sayboard	77.32	0.00	52				
TOTAL	154.64	0.00					

		ES

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In the a program obstitutation complicit, complies he OSOA Program Chapterium Compliant From AD-3021, found only of high discoverage to the general plant and at any ISDA offer a residuant to USOA and account in the OSOT of the Interruption reported in the form. To request a regy of the complete form, one (166), 402-5692, 65448 year complete form on the Advanced form of the Advanced fo

Page: 2 of 2





Tract Cropland Total: 154.67 acres

This distance Deposition of Agriculums (USDA) from Service Agency (PSA) made are for PSA Program economists on only. This map does not represent a legal curvey or reflect adouble made in the desired the fire matter provided distribution and producers and an Australia Magniculum Imagery Program (NAP) magning the particle accepts the data as bit and secure security its extension and this data considered with its pre- USDA-PSA assumes no responsibility for extension consequented damage incomed as a result of any service length on this data distribution and the PSA Registration. Without identifiers do not represent the size, shape, or specific describination of the CRA. Refer to your extension (CPA-CSS and allocated made) for exact occurred as an determinations or consect USDA Natural Resources Conservation Service (NROS).

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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 Sellers 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.