

First Mid AG SERVICES

125 Mooney Drive, Suite #4

Bourbonnais, Illinois

www.firstmidag.com



FARM AUCTION

Rochelle M. Fry Trust, Robert E. Miller, Marsha K. Boley, Laurel A Wegner, Linden D. Kutemeier, Lisa E. Schuelke, Tim R. Ader, Lydia S. Staniszeski, Leslie K. Hart

278.20 +/- Surveyed Acres

Kankakee Township

Kankakee County, Illinois

**Joseph M. Richie, Broker License Number 475.187893
David Klein, Designated Managing Broker, Auctioneer
Auctioneer License #441.001928 dklein@firstmid.com**

**(815)-936-8973
(309) 261-3117
(800) 532-5263**

GENERAL INFORMATION

SELLERS: Rochelle M. Fry Trust, Robert E. Miller, Marsha K. Boley, Laurel A. Wegner, Linden D. Kutemeier, Lisa E. Schuelke, Tim R. Ader, Lydia S. Staniszeski, Leslie K. Hart

DESCRIBED AS: Tract 1: 64.07 +/- surveyed acres in Section 16, Kankakee Township Kankakee County
Tract 2: 154.13 +/- surveyed acres in Section 16 and 17, Kankakee Township Kankakee County
Tract 3: 20+/- surveyed acres in Section 17, Kankakee Township Kankakee County
Tract 4: 20+/- surveyed acres in Section 17, Kankakee Township Kankakee County
Tract 5: 20+/- surveyed acres in Section 17, Kankakee Township Kankakee County

Full legal descriptions can be found on page 24 & 25

TIME AND PLACE OF SALE: 10:00 a.m. November 15, 2024
Hilton Garden Inn
455 Riverstone Parkway
Kankakee, IL 60901

AGENCY: Joseph Richie Broker, and David Klein, Auctioneer, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction.

**ATTORNEY:
FOR
SELLERS** John L. Pratt
Meyer Capel Law Firm
201 E. Grove Street, Suite 100
Bloomington, IL 61701
Phone: 309-829-9486



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: Bidders will be required to register prior to the auction by no later than 10:00 A.M. on the date of the sale. Bidders will have the opportunity to raise their bids during the auction, either in person or by online bidding. Any online bidding will have terms and conditions required to agree upon prior to participation.

All bidders will have the opportunity to raise their bids at an auction on November 15, 2024 to determine the final high bidder. This is a five-tract auction. Tracts will be offered as a "Choice and Privilege" auction. "Choice and Privilege" allows the high bidder the choice to choose what tract he/she would like. The contending bidder will have the privilege of taking the remaining tract at the high bid price, if available. If there is a remaining tract after the high bidder and the contending bidder make their decisions, the remaining tract will be offered with another round of bidding. For bidders concerned about live in person bidding, we will provide an alternative online bidding option. Call 309-665-0059 for details or see below.



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% down payment, and the balance due on or **before December, 15 2024**. All property will be sold "as is, where is." Bidding is calculated by your bid price times the acres being sold.

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: Existing cash rent lease has been terminated and lease is open for the 2025 crop year. Seller to retain Landowner's share of 2024 cash rent. Seller agrees to cooperate with Buyer in determining and signing up the farm for the new farm bill, if necessary.

REAL ESTATE TAXES: 2024 Real Estate taxes payable in 2025 shall be paid by the Seller via a credit at closing based upon the most recent Real Estate tax information available. The 2025 Real Estate taxes payable in 2026 and all subsequent years will be the Buyer's responsibility. No adjustments will be made after closing.

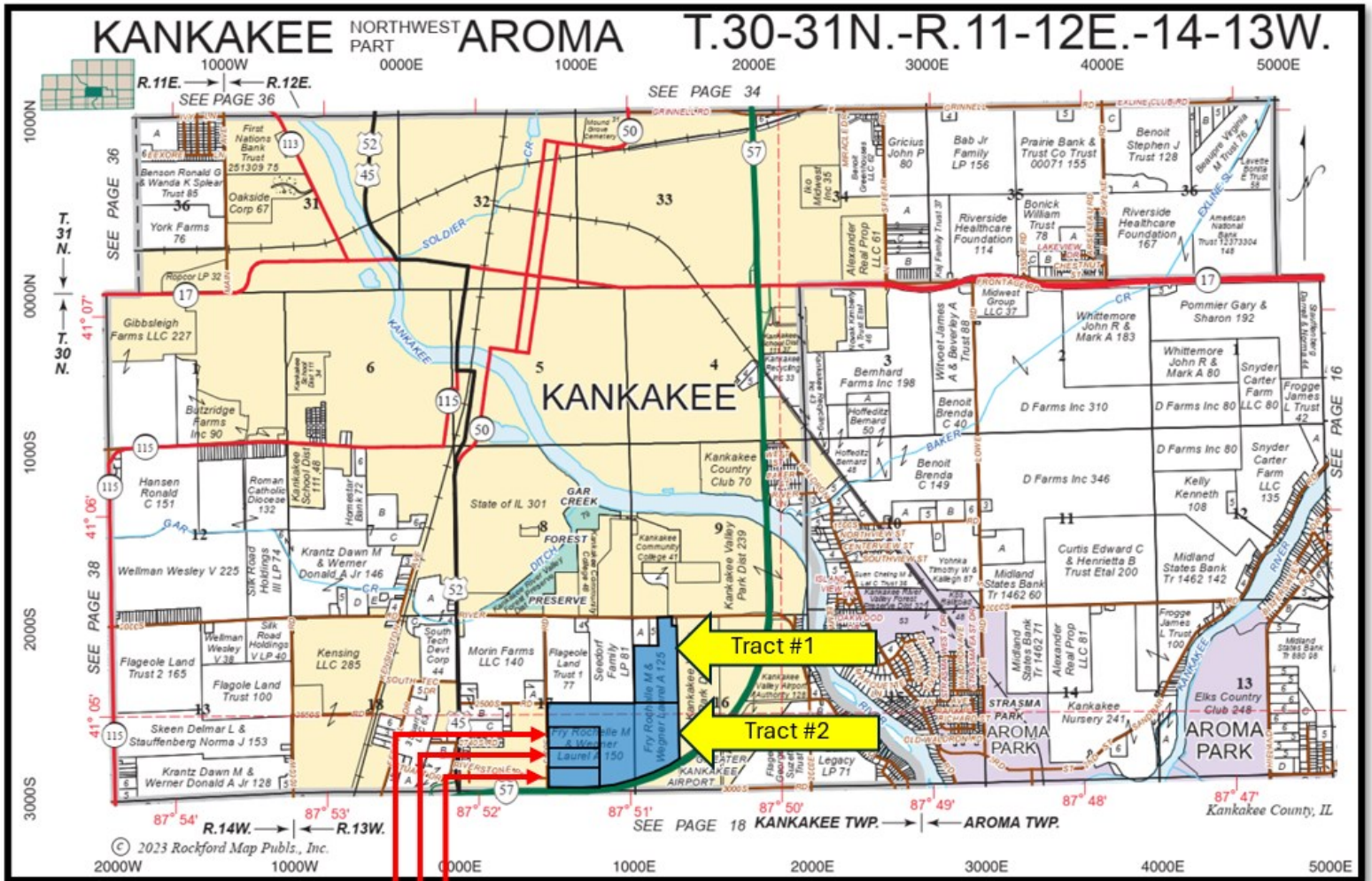
REIMBURSEMENTS: No reimbursement due the farm tenant.



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PLAT MAP



Tract 1:	Tract 2:	Tract 3:	Tract 4:	Tract 5:
Latitude: 41.086744	Latitude: 41.082468	Latitude: 41.082133	Latitude: 41.079766	Latitude: 41.078061
Longitude: -87.846815	Longitude: -87.849592	Longitude: -87.857192	Longitude: -87.857860	Longitude: -87.857223

Physical Location:

2800 Marcotte Road
Kankakee, IL 60901

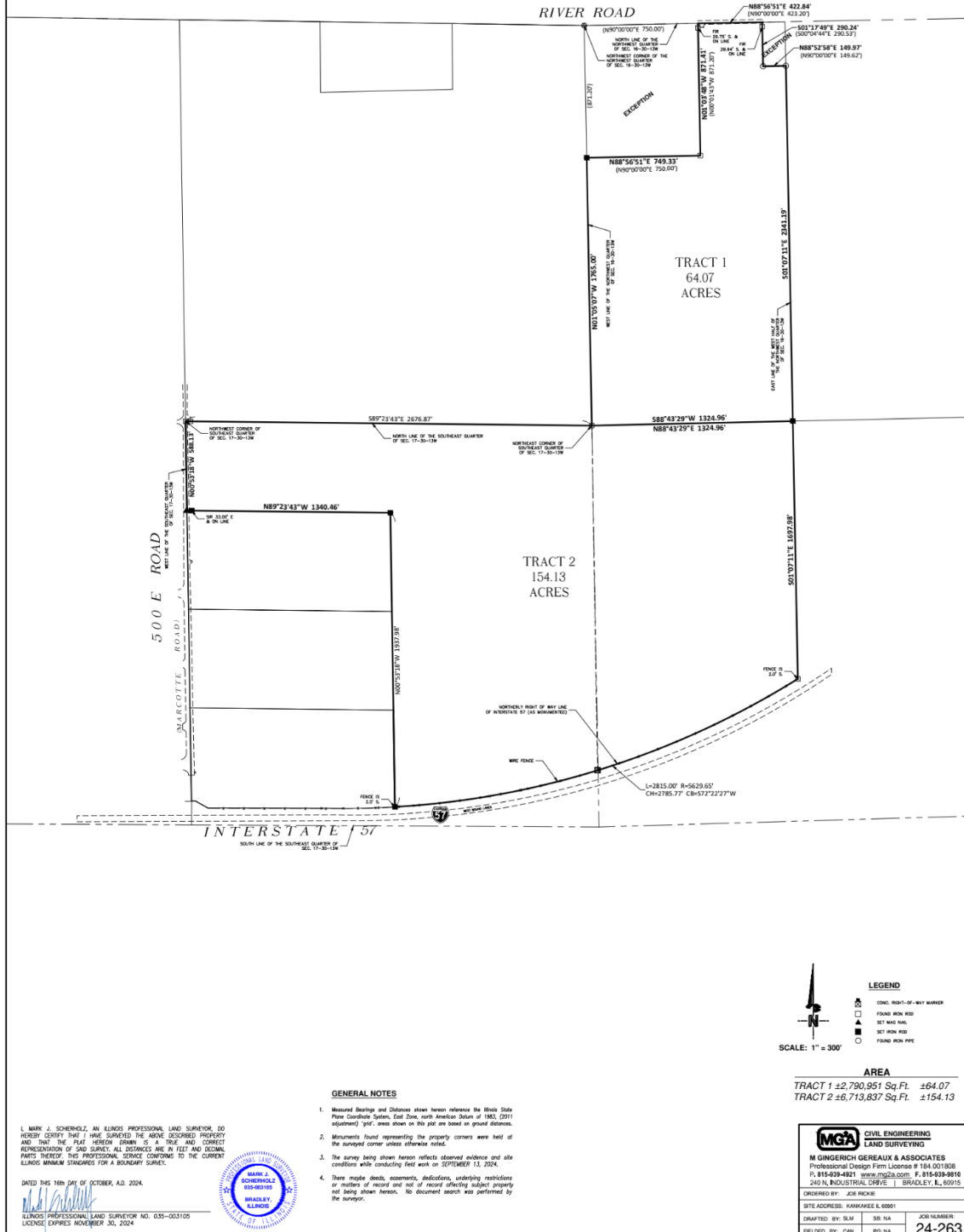
Reprinted with permission from Rockford Map Publishing, Inc.

SURVEY – TRACT #1 & #2

PLAT OF SURVEY

TRACT 1
THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 13 WEST OF THE SECOND PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, WITH BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE AND 83 (2011 ADJ.) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 88 DEGREES 56 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 750.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, 422.84 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 49 SECONDS EAST, 290.24 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 58 SECONDS EAST, 149.97 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 05 MINUTES 07 SECONDS WEST ALONG SAID WEST LINE, 1765.02 FEET TO A POINT 871.20 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER AS MEASURED ALONG THE WEST LINE THEREOF; THENCE NORTH 88 DEGREES 56 MINUTES 51 SECONDS EAST, 749.33 FEET; THENCE NORTH 01 DEGREES 03 MINUTES 48 SECONDS WEST, 871.41 FEET TO THE POINT OF BEGINNING.

TRACT 2
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, AND PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, ALL IN TOWNSHIP 30 NORTH, RANGE 13 WEST OF THE SECOND PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, WITH BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE AND 83 (2011 ADJ.) DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 23 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2878.87 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 43 MINUTES 29 SECONDS EAST 1324.96 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 01 DEGREES 07 MINUTES 11 SECONDS EAST ALONG SAID EAST LINE, 1681.88 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 57; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5628.86 FEET, A LENGTH OF 2815.00 FEET, AND A CHORD THAT BEARS SOUTH 72 DEGREES 22 MINUTES 27 SECONDS WEST 2785.77 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 18 SECONDS WEST, 1342.48 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 53 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE, 588.13 FEET TO THE POINT OF BEGINNING.

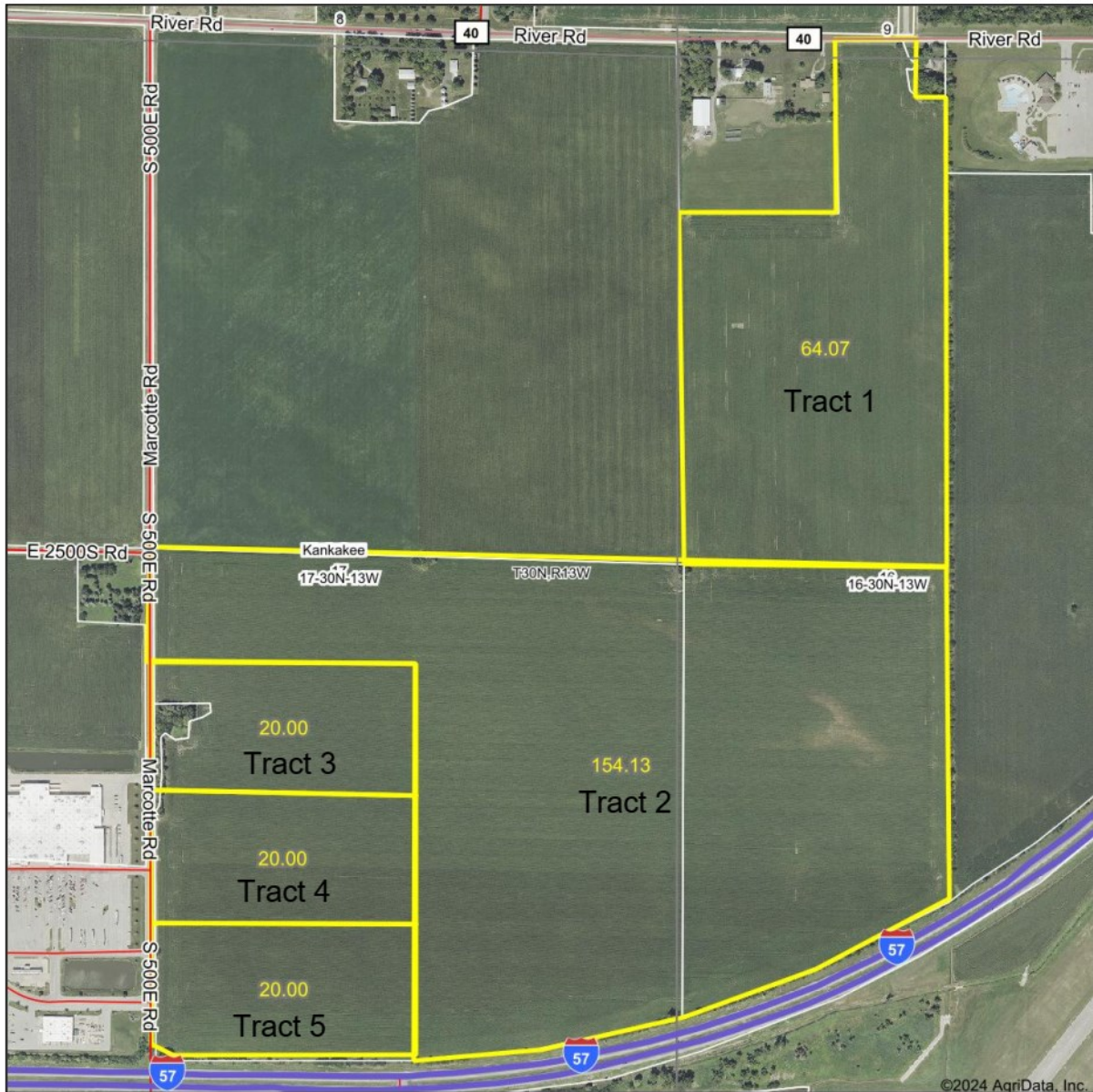


PLAT OF SURVEY



AERIAL MAP

Aerial Map



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Map Center: 41° 5' 3.84, -87° 51' 7.07

0ft 779ft 1559ft

17-30N-13W
Kankakee County
Illinois



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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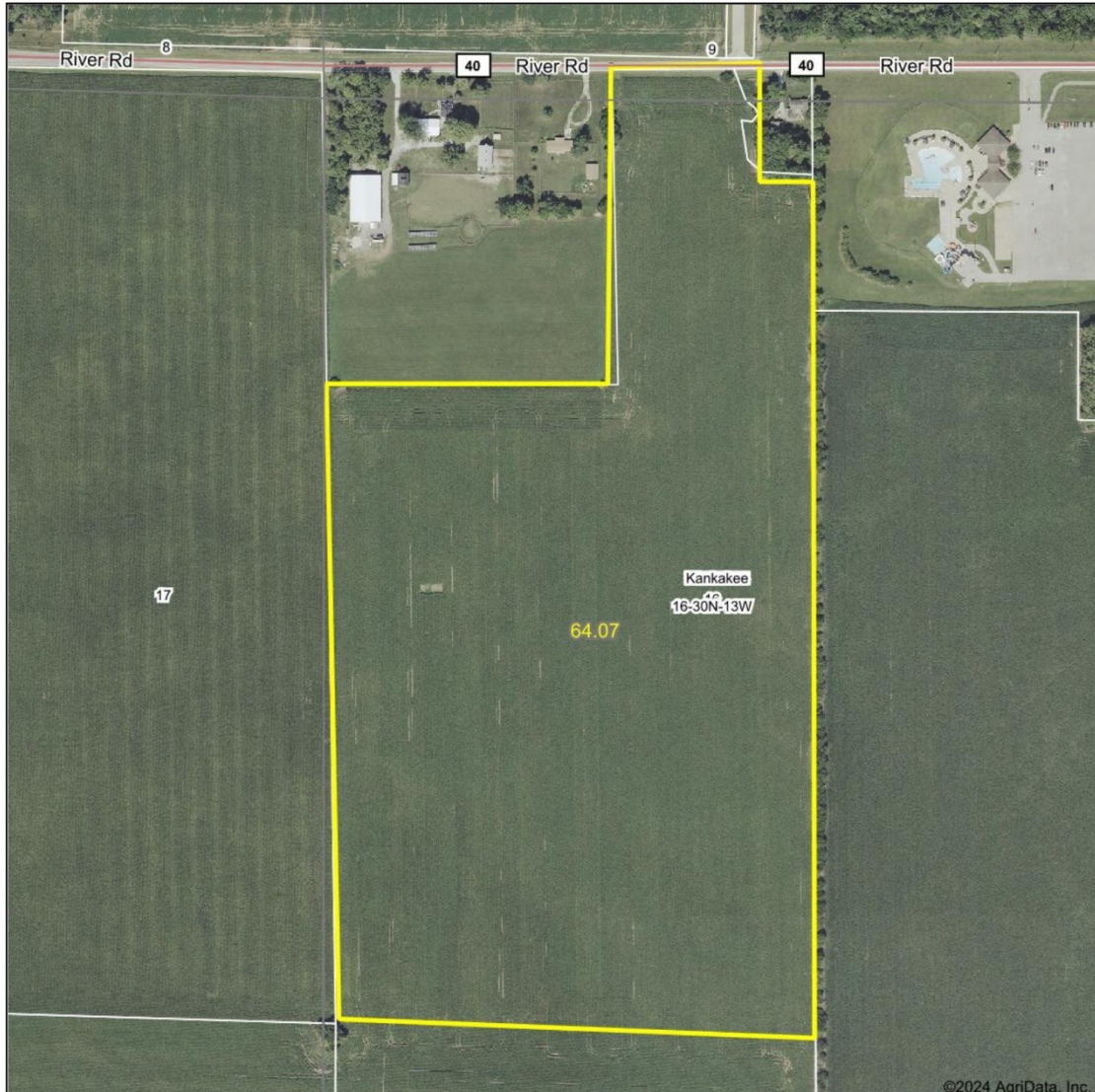
10/15/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: AgriData, Inc.

Tract #1

Aerial Map



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Boundary Center: 41° 5' 16.09, -87° 50' 49.98

0ft 429ft 857ft

16-30N-13W
Kankakee County
Illinois



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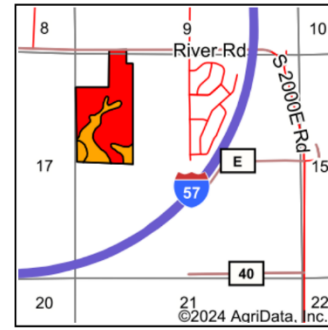
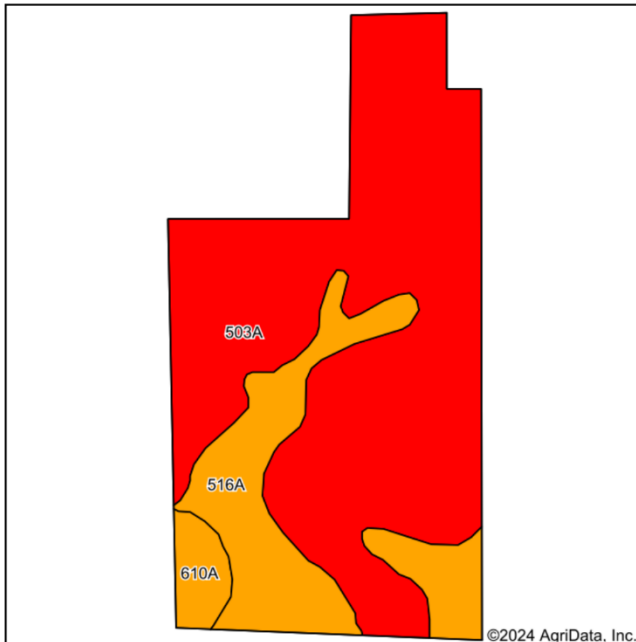
10/11/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: AgriData, Inc.

Tract #1

Soils Map



State: **Illinois**
 County: **Kankakee**
 Location: **16-30N-13W**
 Township: **Kankakee**
 Acres: **64.07**
 Date: **10/11/2024**

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Soils data provided by USDA and NRCS.

Area Symbol: IL091, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**503A	Rockton silt loam, 0 to 2 percent slopes	47.51	74.2%		Well drained	**137	**46	**60	**103
**516A	Faxon silt loam, 0 to 2 percent slopes	14.25	22.2%		Poorly drained	**160	**53	**61	**120
**610A	Tallmadge sandy loam, 0 to 2 percent slopes	2.31	3.6%		Poorly drained	**166	**54	**64	**122
Weighted Average						143.2	47.8	60.4	107.5

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 II. Soils EFOTG

Weighted Soil PI: 107.5

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

Source: AgriData, Inc.

TRACT #2

Aerial Map



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Maps Provided By:
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17-30N-13W
Kankakee County
Illinois



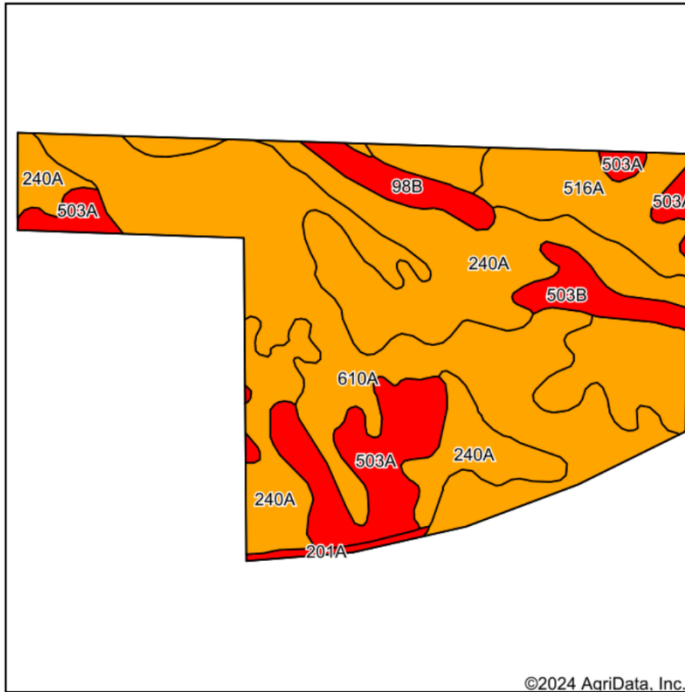
10/15/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

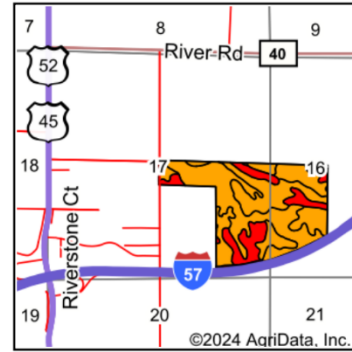
Source: AgriData, Inc.

Tract #2

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kankakee**
 Location: **17-30N-13W**
 Township: **Kankakee**
 Acres: **154.13**
 Date: **10/15/2024**

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Maps Provided By: **surety**
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Area Symbol: IL091, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**610A	Tallmadge sandy loam, 0 to 2 percent slopes	56.76	36.9%		Poorly drained	**166	**54	**64	**122
240A	Plattville silt loam, 0 to 2 percent slopes	56.31	36.5%		Well drained	161	52	65	120
**503A	Rockton silt loam, 0 to 2 percent slopes	18.13	11.8%		Well drained	**137	**46	**60	**103
**516A	Faxon silt loam, 0 to 2 percent slopes	12.40	8.0%		Poorly drained	**160	**53	**61	**120
**503B	Rockton silt loam, 2 to 4 percent slopes	4.90	3.2%		Well drained	**136	**46	**59	**102
**98B	Ade loamy fine sand, 1 to 6 percent slopes	4.54	2.9%		Somewhat excessively drained	**133	**46	**56	**101
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	1.09	0.7%		Poorly drained	**147	**48	**59	**110
Weighted Average						158.2	51.7	63.2	117.5

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.gov.usda.gov/#/state/IL/documents/section=2&folder=52809>

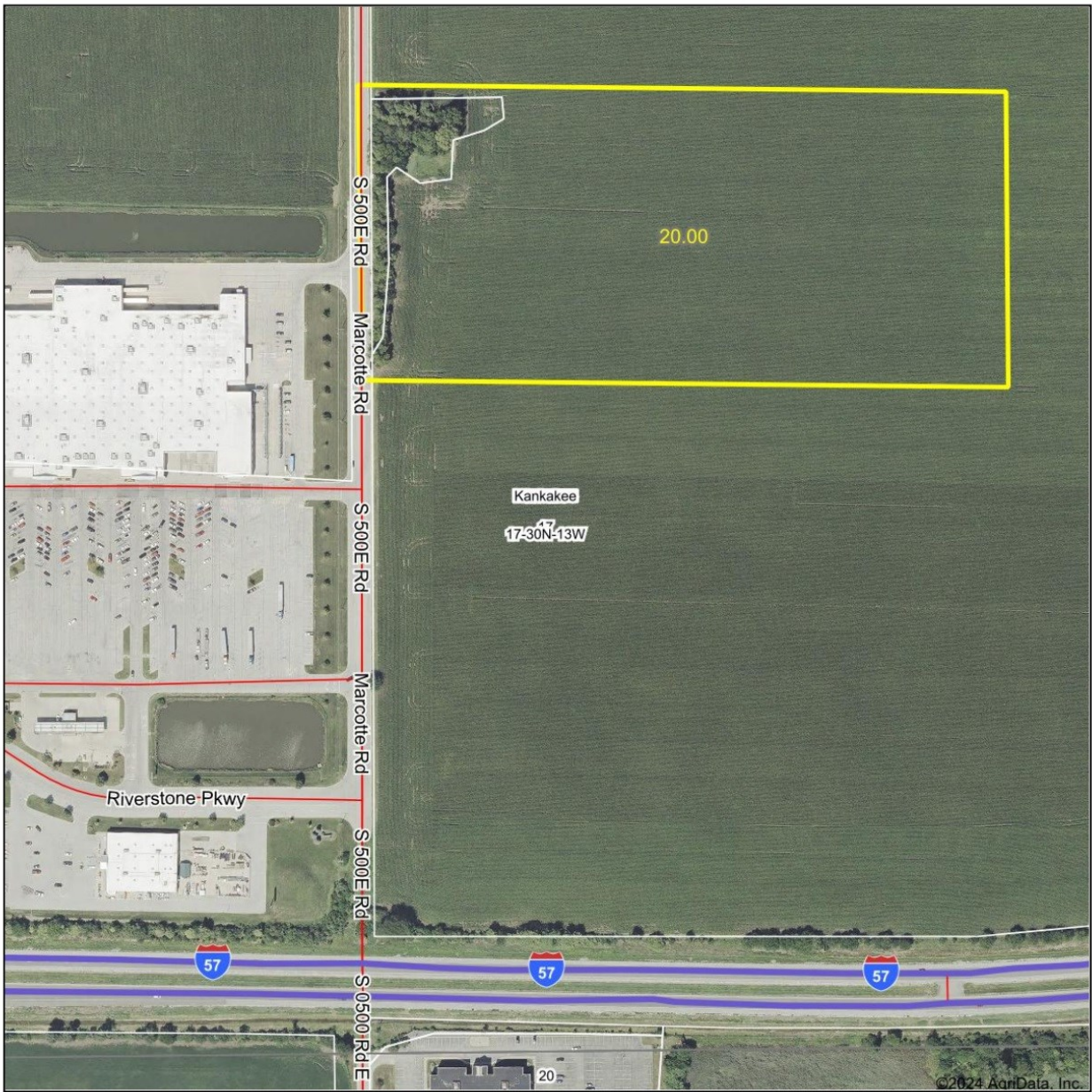
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

Weighted Soil PI: 117.5

Source: AgriData, Inc.

Tract #3

Aerial Map

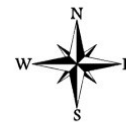


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Boundary Center: 41° 4' 53.11, -87° 51' 24.16

0ft 331ft 662ft

17-30N-13W
Kankakee County
Illinois



Maps Provided By:
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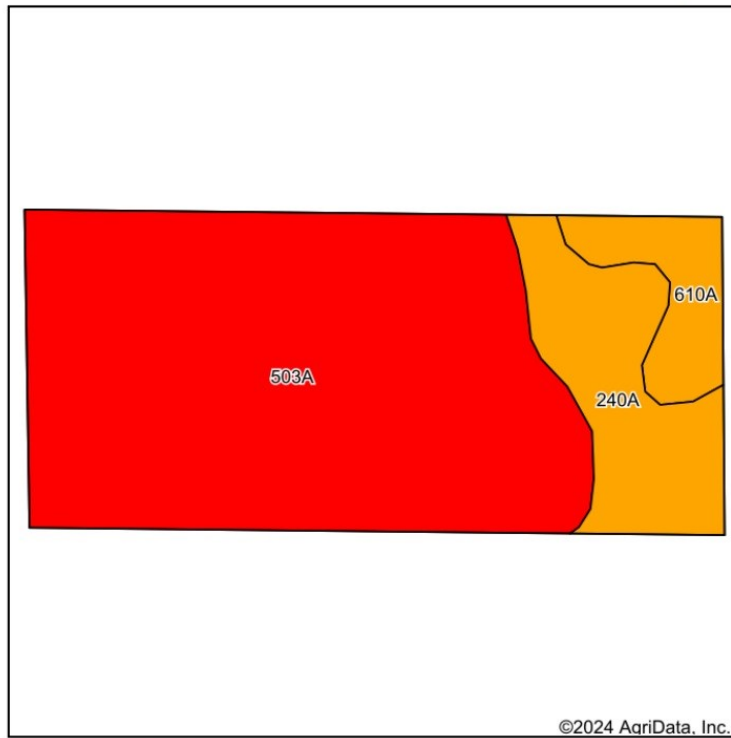
9/15/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

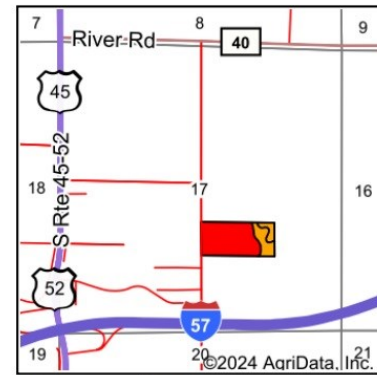
Source: AgriData, Inc.

Tract #3

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kankakee**
 Location: **17-30N-13W**
 Township: **Kankakee**
 Acres: **20**
 Date: **9/15/2024**

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Area Symbol: IL091, Soil Area Version: 20									
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
**503A	Rockton silt loam, 0 to 2 percent slopes	15.18	76.0%		Well drained	**137	**46	**60	**103
240A	Plattville silt loam, 0 to 2 percent slopes	3.33	16.6%		Well drained	161	52	65	120
**610A	Tallmadge sandy loam, 0 to 2 percent slopes	1.49	7.4%		Poorly drained	**166	**54	**64	**122
Weighted Average						143.2	47.6	61.1	107.2

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

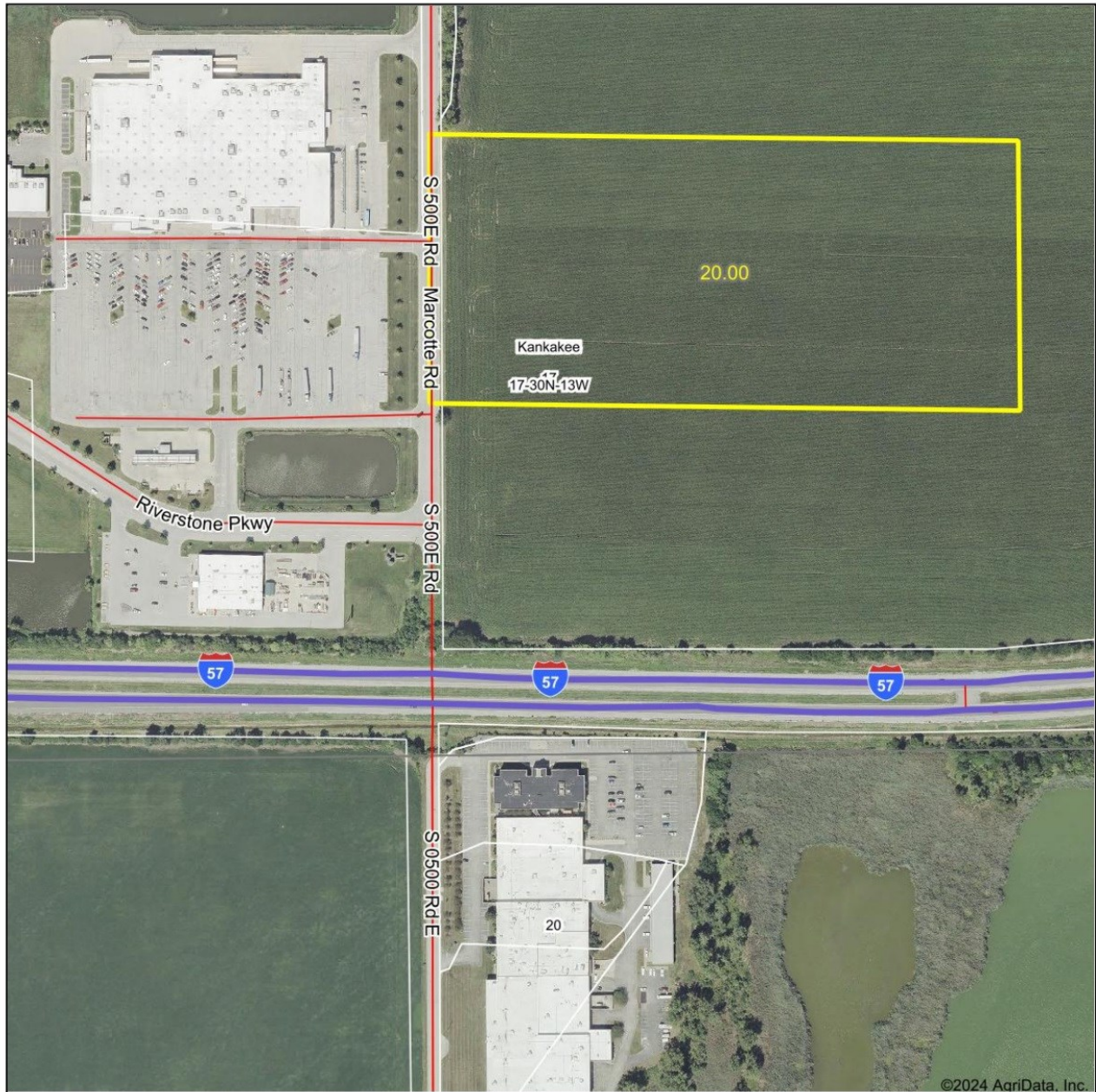
Weighted Soil PI: 107.2

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

Source: AgriData, Inc.

Tract #4

Aerial Map



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Boundary Center: 41° 4' 47.05, -87° 51' 24.07

0ft 364ft 728ft

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17-30N-13W
Kankakee County
Illinois



9/15/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

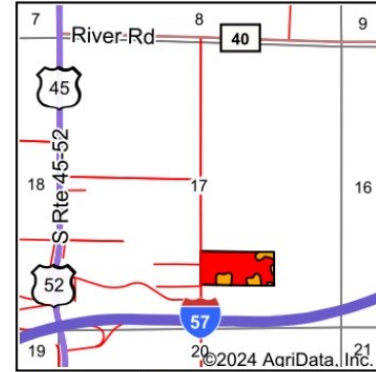
Source: AgriData, Inc.

Tract #4

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kankakee**
 Location: **17-30N-13W**
 Township: **Kankakee**
 Acres: **20**
 Date: **9/15/2024**

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Area Symbol: IL091, Soil Area Version: 20									
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
**503A	Rockton silt loam, 0 to 2 percent slopes	16.30	81.5%		Well drained	**137	**46	**60	**103
240A	Plattville silt loam, 0 to 2 percent slopes	3.70	18.5%		Well drained	161	52	65	120
Weighted Average						141.4	47.1	60.9	106.1

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

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

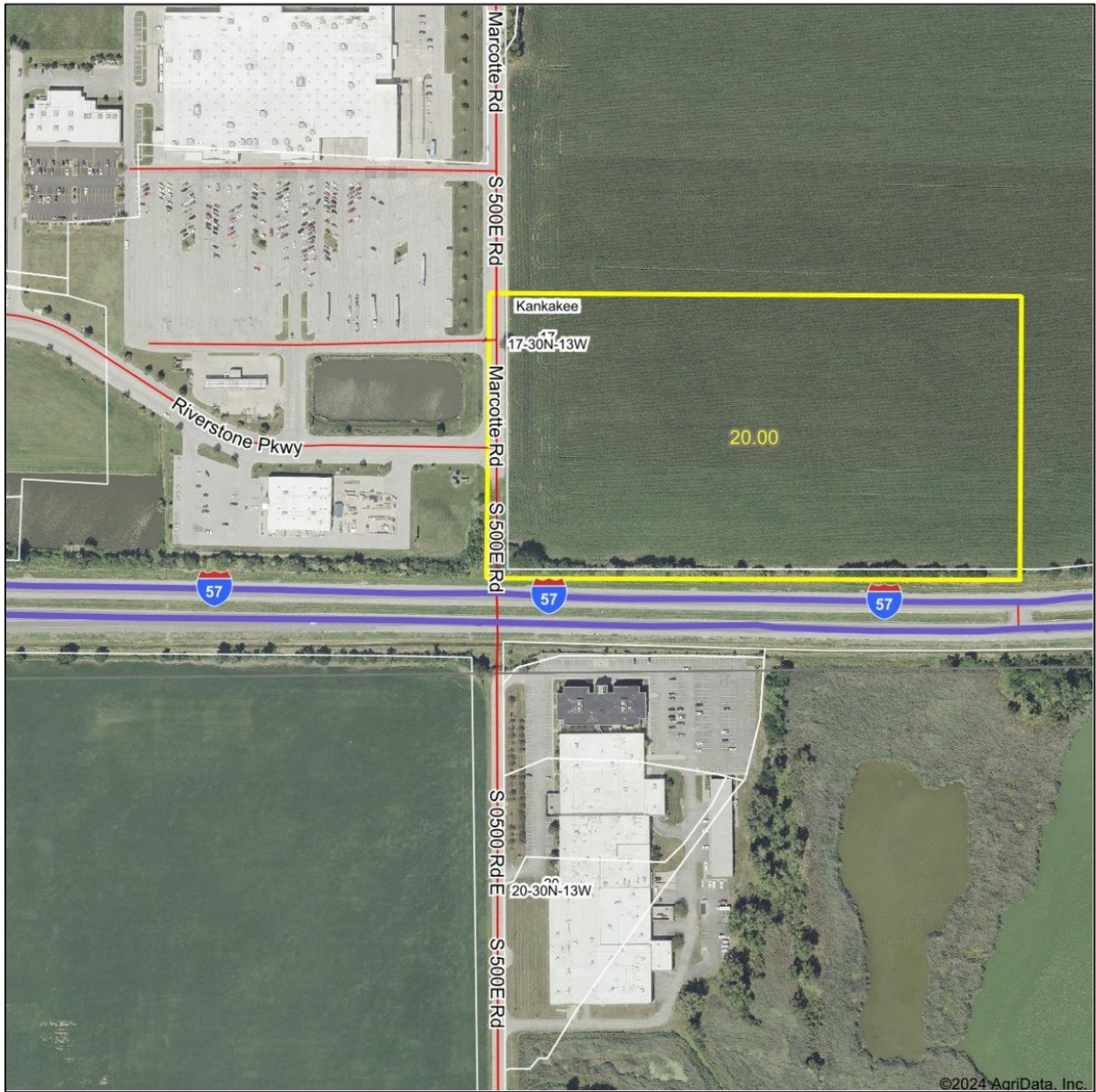
Weighted Soil PI: 106.1

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

Source: AgriData, Inc.

Tract #5

Aerial Map



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Boundary Center: 41° 4' 41.45, -87° 51' 24.89

0ft 373ft 745ft

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17-30N-13W
Kankakee County
Illinois



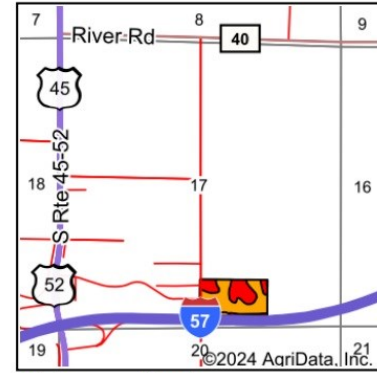
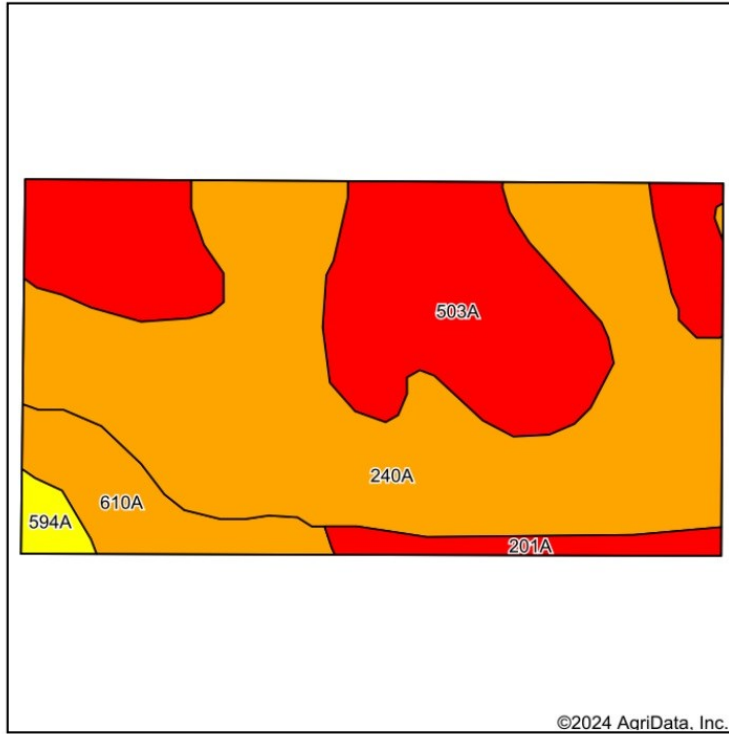
9/15/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: AgriData, Inc.

Tract #5

Soils Map



State: **Illinois**
 County: **Kankakee**
 Location: **17-30N-13W**
 Township: **Kankakee**
 Acres: **20**
 Date: **9/15/2024**

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Maps Provided By:
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Area Symbol: IL091, Soil Area Version: 20									
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
240A	Plattville silt loam, 0 to 2 percent slopes	10.93	54.8%		Well drained	161	52	65	120
**503A	Rockton silt loam, 0 to 2 percent slopes	6.60	33.0%		Well drained	**137	**46	**60	**103
**610A	Tallmadge sandy loam, 0 to 2 percent slopes	1.49	7.4%		Poorly drained	**166	**54	**64	**122
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	0.66	3.3%		Poorly drained	**147	**48	**59	**110
**594A	Reddick clay loam, 0 to 2 percent slopes	0.32	1.6%		Poorly drained	**172	**55	**64	**126
Weighted Average						153.2	50.1	63.1	114.3

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

Weighted Soil PI: 114.3

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

Source: AgriData, Inc.

ADDITIONAL INFORMATION

Tracts 1 -5 Real Estate Tax Information

Tax ID Numbers	Tax Acres	Total Assessment	2023 Taxes Paid 2024
16-17-17-400-001	150	\$58,025	\$4,972.00
16-17-16-100-006	125	\$46,494	\$3,983.94

Tract 1-5 FSA Information Combined

FSA #	5635
TRACT #	1074
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Determination not complete
FSA FARMLAND ACRES	276.63
DCP CROPLAND ACRES	274.34
CORN BASE ACRES	189.20
PLC YIELD CORN	167
SOYBEAN BASE ACRES	23.20
PLC YIELD SOYBEANS	53
WHEAT BASE ACRES	55.80
PLC YIELD WHEAT	51
CORN PROGRAM ELECTION	PLC
SOYBEAN PROGRAM ELECTION	ARC County
WHEAT PROGRAM ELECTION	PLC

FSA Office will constitute tracts after farm sale.

Tract # 1-5 Soil Test Information Combined

Test Date	Tested Acres	P #/a	K #/a	pH
2/14/2024	274.94	88.9	224.6	7.2

Tracts 1-5 Farm Yields Combined: Past 5 Years Crop Insurance APH

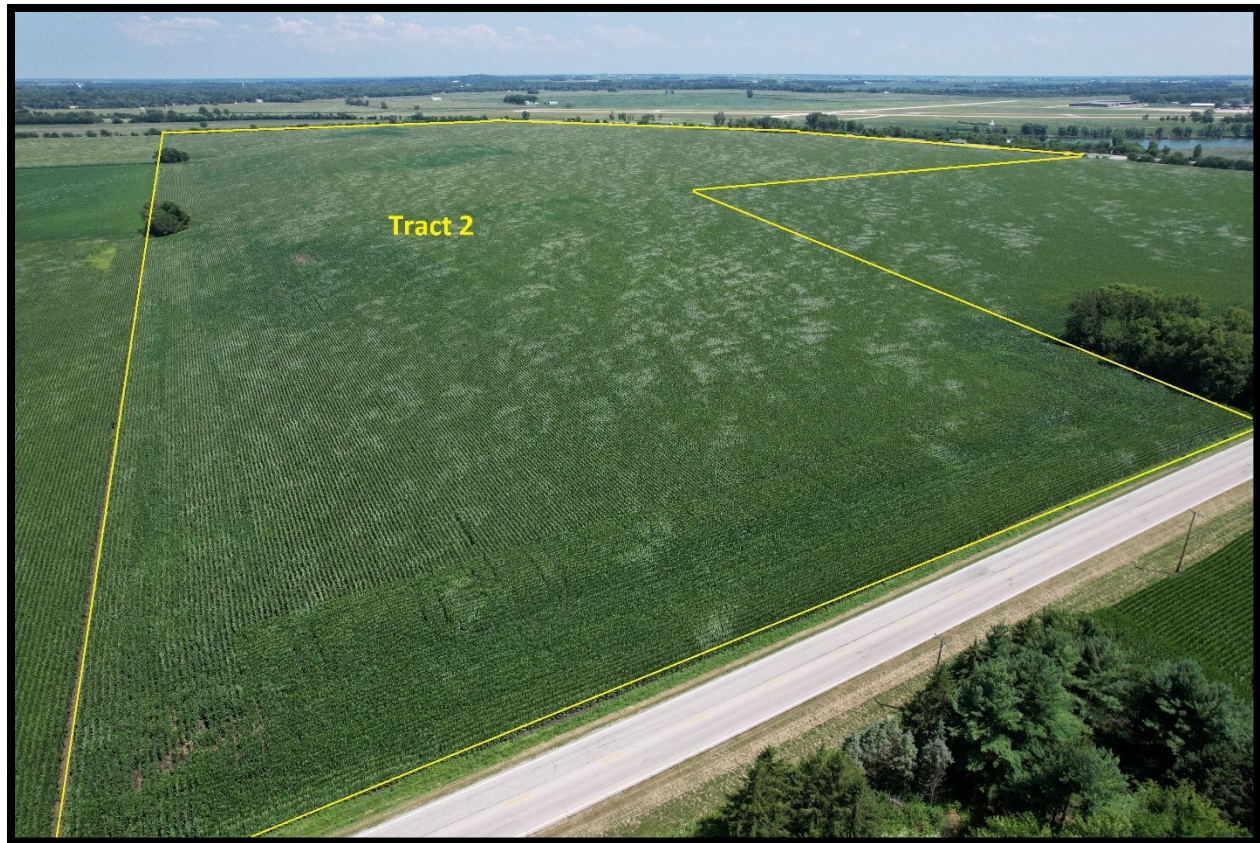
Year	Corn
2019	188
2020	187
2021	211
2022	235
2023	199
Average:	204

Source: USDA / FSA Office, ASM Soil Test, and Farm Tenant's Crop Insurance Production History

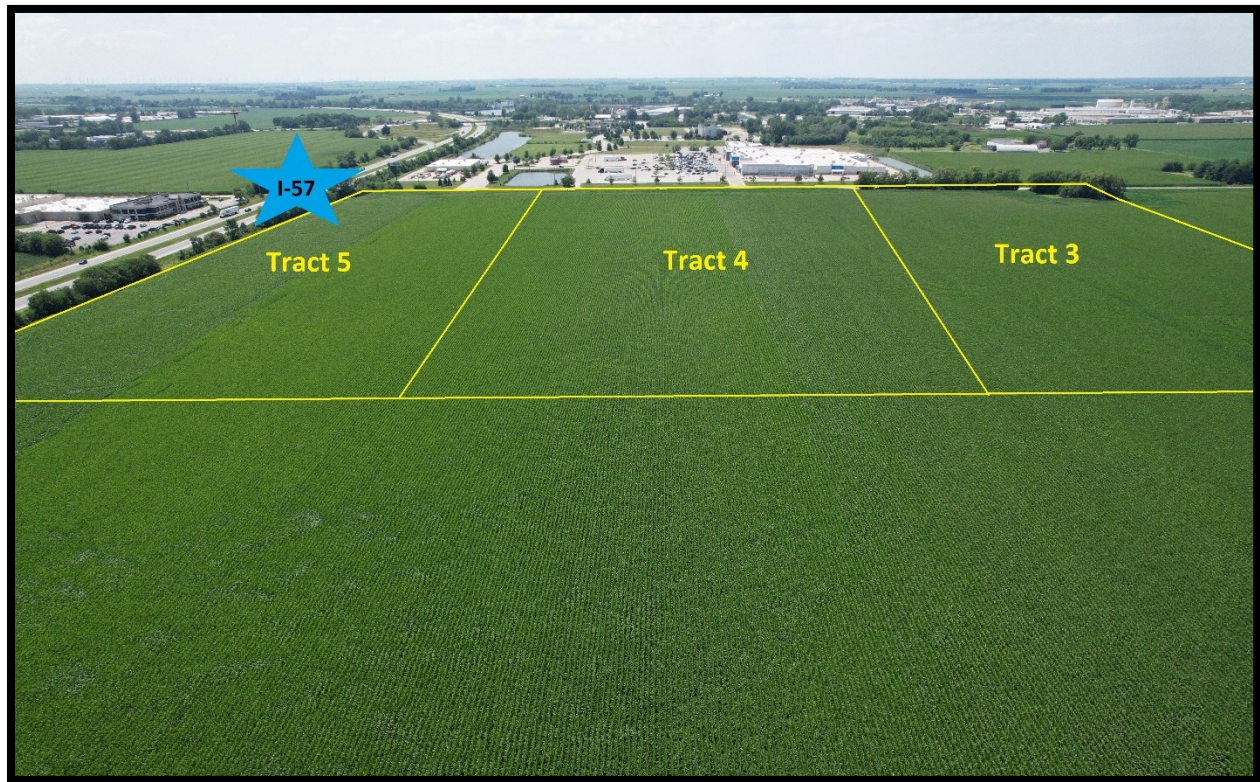
PHOTOS – TRACT #1 64.07 +/- Surveyed Acres



PHOTOS – TRACT #2 154.13 +/- Surveyed Acres



PHOTOS – TRACT #3, #4, #5 Each 20.00+/- Surveyed Acres



PHOTOS – TRACT #3



PHOTOS – TRACT #4 - #5



PHOTOS – TRACT #5



LEGAL DESCRIPTIONS FROM SURVEYS

DESCRIBED AS:

TRACT #1: THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 13 WEST OF THE SECOND PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, WITH BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (2011 ADJ.) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 88 DEGREES 56 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 750.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, 422.84 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 49 SECONDS EAST, 290.24 FEET; THENCE NORTH 88 DEGREES 52 MINUTES 58 SECONDS EAST, 149.97 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 07 MINUTES 11 SECONDS EAST ALONG SAID EAST LINE, 2341.19 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 29 SECONDS WEST, 1324.96 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 05 MINUTES 07 SECONDS WEST ALONG SAID WEST LINE, 1765.00 FEET TO A POINT 871.20 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER AS MEASURED ALONG THE WEST LINE THEREOF; THENCE NORTH 88 DEGREES 56 MINUTES 51 SECONDS EAST, 749.33 FEET; THENCE NORTH 01 DEGREES 03 MINUTES 48 SECONDS WEST, 871.41 FEET TO THE POINT OF BEGINNING

TRACT #2: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, AND PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, ALL IN TOWNSHIP 30 NORTH, RANGE 13 WEST OF THE SECOND PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, WITH BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (2011 ADJ) DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 23 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2676.87 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 43 MINUTES 29 SECONDS EAST 1324.96 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 01 DEGREES 07 MINUTES 11 SECONDS EAST ALONG SAID EAST LINE, 1697.98 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 57; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5629.65 FEET, A LENGTH OF 2815.00 FEET, AND A CHORD THAT BEARS SOUTH 72 DEGREES 22 MINUTES 27 SECONDS WEST 2785.77 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 18 SECONDS WEST, 1937.98 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 43 SECONDS WEST, 1340.46 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 53 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE, 588.13 FEET TO THE POINT OF BEGINNING.

Tract #3: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 13 WEST OF THE SECOND PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, WITH BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (2011 ADJ) DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 53 MINUTES 18 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 588.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 23 MINUTES 43 SECONDS EAST, 1340.46 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 18 SECONDS EAST, 650.15 FEET THENCE NORTH 89 DEGREES 23 MINUTES 43 SECONDS WEST, 1340.46 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 53 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE, 650.15 FEET TO THE POINT OF BEGINNING.

Tract # 4: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 13 WEST OF THE SECOND PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, WITH BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (2011 ADJ) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 53 MINUTES 18 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER; 1238.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 23 MINUTES 43 SECONDS EAST, 1340.46 FEET; THENCE SOUTH 00

DEGREES 53 MINUTES 18 SECONDS EAST, 650.15 FEET THENCE NORTH 89 DEGREES 23 MINUTES 43 SECONDS WEST, 1340.46 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 53 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE, 650.15 FEET TO THE POINT OF BEGINNING.

Tract #5: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 13 WEST OF THE SECOND PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, WITH BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (2011 ADJ) DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 53 MINUTES 18 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1888.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 23 MINUTES 43 SECONDS EAST, 1340.46 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 18 SECONDS EAST, 637.88 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 57; THENCE SOUTHWESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5629.65 FEET, A LENGTH OF 342.75 FEET AND A CHORD THAT BEARS SOUTH 88 DEGREES 24 MINUTES 29 SECONDS WEST, 342.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 50 MINUTES 23 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 889.59 FEET; THENCE NORTH 60 DEGREES 36 MINUTES 06 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 93.27 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 04 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 27.35 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 53 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE, 613.74 FEET TO THE POINT OF BEGINNING.

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

Sellers: Rochelle M. Fry Trust, Robert E. Miller, Marsha K. Boley, Laurel A Wegner, Linden D. Kutemeier, Lisa E. Schuelke, Tim R. Ader, Lydia S. Staniszeski, Leslie K. Hart

Sale Method: Bidders will be required to register prior to the auction by no later than 10:00 A.M. on the date of the sale. Bidders will have the opportunity to raise their bids during the auction, either in person or by online bidding. Any online bidding will have terms and conditions required to agree upon prior to participation. All bidders will have the opportunity to raise their bids at an auction on November 15, 2024, to determine the final high bidder. This is a five - tract auction. Tracts will be offered as a "Choice and Privilege" auction. "Choice and Privilege" allows the high bidder the choice to choose what tract he/she would like. The contending bidder will have the privilege of taking the remaining tract at the high bid price, if available. If there is a remaining tract after the high bidder and the contending bidder make their decisions, the remaining tract will be offered with another round of bidding. For bidders concerned about live in person bidding, we will provide an alternative online bidding option. Call 309-665-0059 for details or see below.

Contract: Buyer will enter into a contract with a 10% down payment, and the balance due on or before December 15, 2024. All property will be sold "as is, where is", based on 64.07+/- surveyed acres for Tract 1, 154.13 +/- surveyed acres on Tract 2, 20.00 +/- surveyed acres on Tract 3, 20.00 +/- surveyed acres on Tract 4, and 20.00 +/- surveyed acres on Tract 5. These are the surveyed acres. Bidding is calculated by your bid price times the acres being sold.

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 and Possession: Lease is open for 2025. Seller to retain Landowner's share of 2024 crop income and government payment proceeds. Seller agrees to cooperate with Buyer in determining and signing up the farm for the new farm bill, if necessary.

Real Estate Taxes: 2023 real estate taxes payable in 2024 have been paid by Seller. 2024 real estate taxes payable in 2025 to be paid by the Seller by a credit at closing based upon the most recent real estate tax information available. Buyer shall then be responsible for paying when they come due. 2025 real estate taxes payable in 2026, and all future year's real estate taxes, to be paid by 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 in person or 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 the day following the end of the auction.

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. This farm will be sold as five tracts by Choice and Privilege Method (see the brochure for complete details) based on 64.07+/- surveyed acres for Tract 1, 154.13 +/- surveyed acres on Tract 2, 20.00 +/- surveyed acres on Tract 3, 20.00 +/- surveyed acres on Tract 4, and 20.00 +/- surveyed acres on Tract 5. These are the surveyed acres. Bidding is calculated by your bid price times the acres being sold.

Agency: Joseph Richie Broker, and David Klein, Auctioneer, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction.

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 the day after the auction 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.

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.

NOTICE OF NO AGENCY RELATIONSHIP



ILLINOIS REALTORS® NOTICE OF NO AGENCY RELATIONSHIP



Name of Licensee: Joseph M. Richie
Name of Sponsoring Brokerage Company: First Mid Wealth Management Company, DBA: First Mid Ag Services
Property Address: 2800 Marcotte Road Kankakee, IL 60901

☒ **NOTICE OF NO AGENCY RELATIONSHIP**
(Check here if you represent either seller or buyer)

Thank you for giving Licensee the opportunity to (Insert description of work, i.e. showing property of a FSBO)

Provide information on Auction 278.20 +/- surveyed acres November 15, 2024

in regard to the above mentioned property.

Licensee's Sponsoring Broker has previously entered into an agreement with a client to provide certain real estate brokerage services through Licensee who acts as that client's designated agent. As a result, Licensee will not be acting as your agent.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

Joseph M. Richie
Licensee's Signature

Date 10-16-24

Print Customer's Name (OPTIONAL)

Customer Signature (OPTIONAL)

Date _____

Print Customer's Name (OPTIONAL)

Customer Signature (OPTIONAL)

Date _____

**AUCTION
REGISTRATION SHEET**

**The Rochelle M. Fry Trust & Family Farm
10:00 A.M. – November 15, 2024
Hilton Garden Inn
455 Riverstone Parkway
Kankakee, IL 60901**

I wish to participate in the auction of The Rochelle M. Fry Trust & Family Farmland located in Kankakee Township, Kankakee County, Illinois; 278.20 +/- surveyed acres. 5 Tracts in Total: Tract #1 64.07 +/- surveyed acres, Tract #2 154.13 +/- surveyed acres, Tract #3 20.00 +/- surveyed acres, Tract #4 +/- surveyed acres, Tract #5 20.00 +/- surveyed acres.

Registration to Bid:

NAME: _____

ADDRESS: _____

CITY/STATE: _____

PHONE NO: _____

EMAIL: _____

SIGNATURE: _____

If I am the successful bidder, I agree to the terms provided, will sign the Seller provided real estate contract and pay the 10% down payment immediately following the auction. Final sales price will be the bid per acre times the number of acres on which I am bidding. In order to participate in this sale, you must register to bid and be approved by the Auctioneer. Registration forms can be sent to:



**Attn: Joseph Richie Broker, or David Klein, Auctioneer
125 Mooney Drive, Suite 4, Bourbonnais, IL 60914
www.firstmidag.com**

By placing this bid I understand Joseph Richie, and David Klein, 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. Auctioneer License #441.001928. This notice of no agency is being provided as required by state law.