

The Abbott Trust Farm

Live In-Person and Online Auction



Thursday, November 21st | 10:00 AM
198.73 +/- Surveyed Acres | Offered in 3 Tracts
Woodford County | Panola Township

 **First Mid**
AG SERVICES

Broker | Phillip Rich
309-665-0957
prich@firstmid.com
#6 Heartland Drive Ste A
Bloomington, IL 61704



Des. Managing Broker & Auctioneer
David Klein
800-532-5263
dklein@firstmid.com
#6 Heartland Drive Ste A
Bloomington, IL 61704
License # 471.000414
License # 441.001928

Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management

The Abbott Trust Farm | Woodford County | Farmland Auction

General Information

- SELLER:** First Financial Bank, Successor Trustee to Pontiac National Bank, for the Donald L. Abbott Perpetual Charitable Trust
- DESCRIBED AS:** Tract 1: 36.756 +/- surveyed acres in Section 3, Panola Township, Woodford County
Tract 2: 80.858 +/- surveyed acres in Section 10, Panola Township, Woodford County
Tract 3: 81.116 +/- surveyed acres in Section 10, Panola Township, Woodford County
Legal Descriptions can be found on page 15.
- LOCATION:** All tracts are located approximately 3.3 miles northeast of Panola, 5.5 miles northeast of El Paso, or 7 miles southeast of Minonk, Illinois.
- TIME AND PLACE OF AUCTION:** 10:00 AM – November 21st, 2024
Live, In-Person/Online Auction
Location: El Paso Community Building – South Pointe Park
523 South Sycamore Street
El Paso, IL 61738
- ONLINE BIDDING:** Prebid anytime from November 7th through November 21st, 10:00 AM at <https://firstmidag.bidwrangler.com> or download the First Mid Ag App from the App store on your mobile device! Live-online & in-person auction begins at 10:00 AM November 21st.
- ATTORNEY FOR SELLER:** Steven Mann at Caughey, Legner, Freehill, Ehrgott & Mann, LLP
213 Green Street
Chenoa, IL 61726
815-945-2611
- AGENCY:** Phillip Rich, Broker, and David Klein, Designated Managing Broker and Auctioneer, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction.



Disclosures and 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 not be recorded and/or videotaped without 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. Announcements will be allowed on auction day ONLY with prior approval from First Mid Ag Services. While this farm is being offered with reserve, we do anticipate a sale of the property.

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Terms & Conditions

SALE METHOD:

Registrations for bidders are due at 10:00 am on the day of the auction. All bidding is on a “per-acre” basis using real estate tax acres. All bidders will have the opportunity to raise their bids at an auction on November 21, 2024 to determine the final high bidder through live, in-person, or online bidding.

This is a three-tract auction. Tracts will be offered as a “Choice and Privilege” in their respective auctions. “Choice and Privilege” allows the high bidder the choice to choose what tract(s) he/she would like. The contending bidder will have the privilege of taking any remaining tract(s) at the high bid price, if available. If there is a remaining tract(s) after the high bidder and the contending bidder make their decisions, the remaining tract(s) will be offered with another round of bidding.

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! Please register online by 5 pm on November 20th.

CONTRACT:

Buyer will enter into a contract on date of sale with 10% down and balance due on or before 30 days after the auction. Title policy in amount of sale price to be furnished to the respective Buyer(s) by Seller. All property will be sold “as is, where is.” Bidding is calculated by your bid price times the acres being sold and subject to Seller’s confirmation.

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:

Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.

LEASE:

Current farmland lease has been terminated, ending February 28, 2025.

POSSESSION:

Seller shall retain the 2024 crop income/cash rent and government payments and pay all related expenses for the 2024 crop. Farm lease is open for 2025. Buyer may possess the property upon completion of 2024 harvest and closing on the property, whichever is later.

MINERAL RIGHTS:

The owner’s remaining interest, if any, will be conveyed with the land.

REAL ESTATE

2023 real estate taxes payable in 2024 have been paid by Seller. The estimated 2024 real estate taxes payable in 2025 shall be paid by Seller, by a credit at closing, based upon the most recent real estate tax information available at closing. Any estimated real estate taxes not yet due but paid by the Seller shall be as a credit to the Buyer(s) at closing, based upon the most recent real estate tax information available. 2025 and all future years’ real estate taxes, to be paid by the Buyer(s).

TAXES:

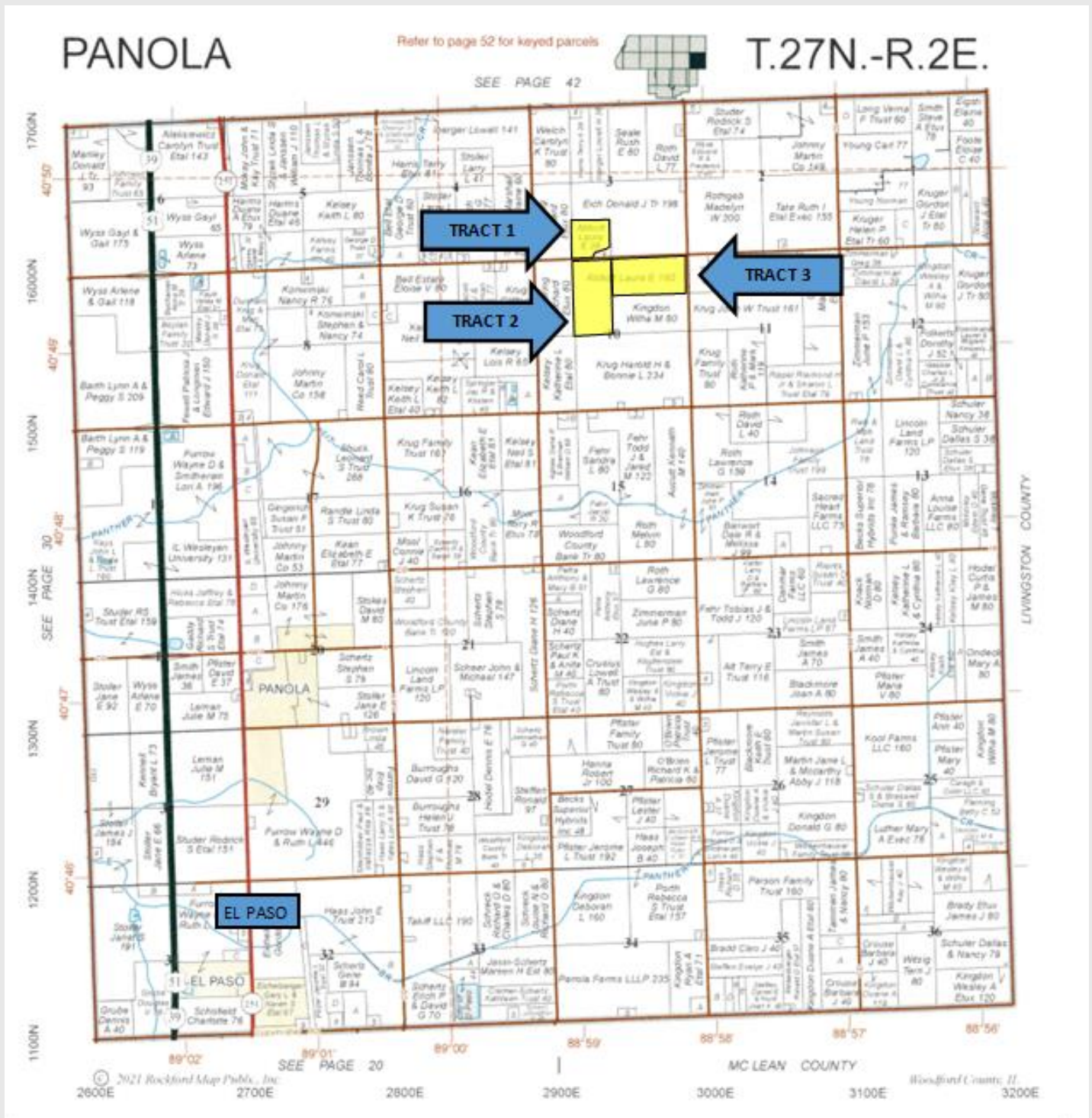
WIND LEASE:

See page 18 for details. This farm is under a Panther Grove I Wind Lease and Easement Agreement.



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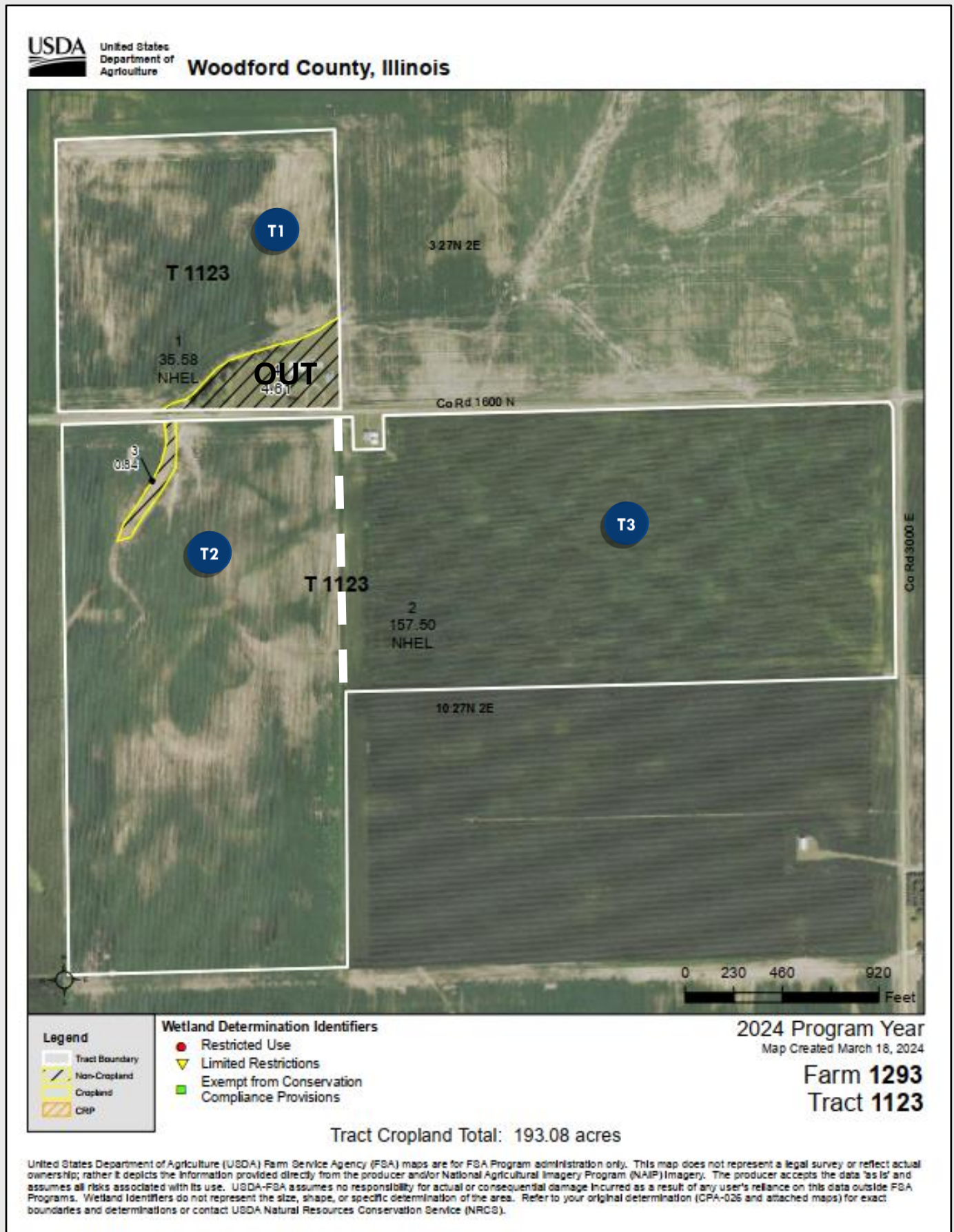
Area Map



Reprinted with permission from Rockford Map Publishing, Inc.

The Abbott Trust Farm | Woodford County | Farmland Auction

FSA Tract Map



The Abbott Trust Farm | Woodford County | Farmland Auction

Drone Photograph | Tract 1



LOCATION

Physical Address

2925 County Road 1600 N
Minonk, IL 61760

Latitude

40.827226

Longitude

--88.980742

The Abbott Trust Farm | Woodford County | Farmland Auction

Aerial Map | Tract 1

Aerial Map



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Boundary Center: 40° 49' 37.14, -88° 58' 50.91

0ft 258ft 515ft

Map Provided By
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3-27N-2E
Woodford County
Illinois



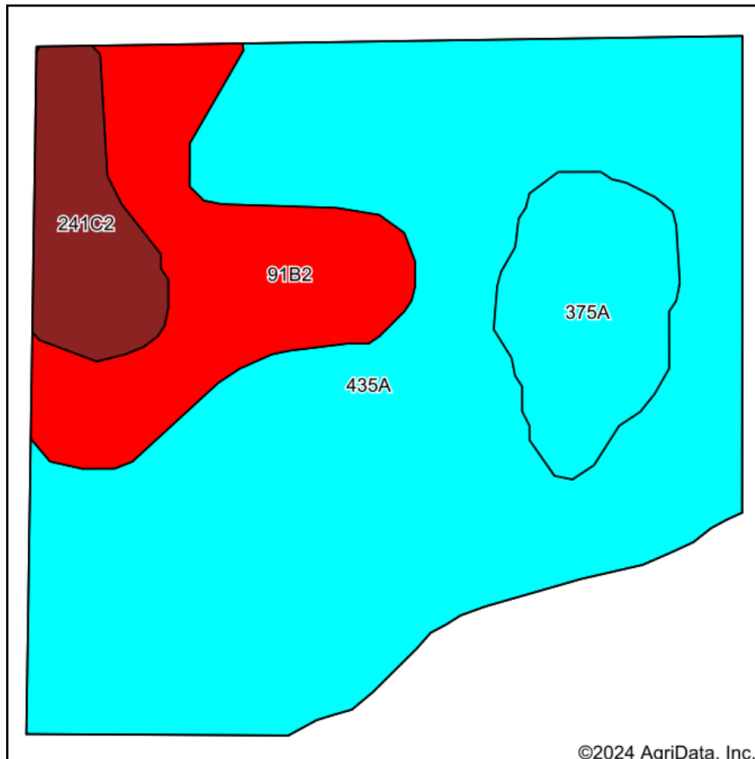
8/19/2024

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

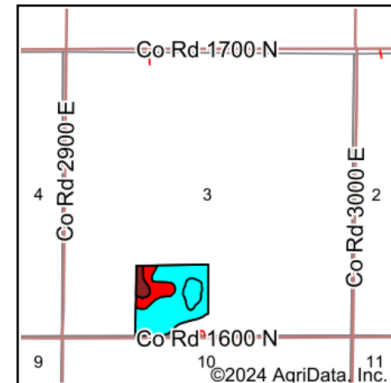
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Soils Map | Tract 1

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Woodford**
 Location: **3-27N-2E**
 Township: **Panola**
 Acres: **35.58**
 Date: **8/19/2024**

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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL203, 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
**435A	Streator silty clay loam, 0 to 2 percent slopes	24.21	68.1%		Poorly drained	**177	**58	**69	**131
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	5.67	15.9%		Somewhat poorly drained	**147	**48	**59	**110
**375A	Rutland silty clay loam, 0 to 2 percent slopes	3.34	9.4%		Somewhat poorly drained	**178	**57	**70	**132
**241C2	Chatsworth silty clay loam, 4 to 7 percent slopes, eroded	2.36	6.6%		Moderately well drained	**92	**33	**33	**70
Weighted Average						166.7	54.7	65.1	123.7

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

35.58 Tillable Acres

123.7 Average Soil PI

The Abbott Trust Farm | Woodford County | Farmland Auction

Additional Information | Tract 1

Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2023 Taxes Paid 2024
12-03-300-004	36.24	16,623	\$1,314.86

FSA Information Tracts 1-3

FSA #	1293
TRACT #	1123
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Tract contains a wetland or farmed wetland
FSA FARMLAND ACRES	198.53
DCP CROPLAND ACRES	193.08
CORN BASE ACRES	96.05
PLC YIELD CORN	164
SOYBEAN BASE ACRES	96.05
PLC YIELD SOYBEANS	48
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County

Source: Woodford Co, Illinois USDA FSA Office.

The Woodford County FSA office will reconstitute the farm following the auction and closing. Map shows 35.58 FSA cropland acres at this tract.

Soil Tests

Test Date	Tested Acres	P #/a	K #/a	pH
11/15/2022	34.96	44	355	6.3

Samples taken by Evergreen FS Minonk

Yield History (bu/ac)

Commingled with Tract 2

Yields provided by farm tenant, Steven Krug

Year	Corn	Soybean
2023	208	
2022		71
2021	204	
2020		49
AVG	206	60

The Abbott Trust Farm | Woodford County | Farmland Auction
Drone Photograph | Tract 2



LOCATION

Physical Address

2925 County Road 1600 N
Minonk, IL 61760

Latitude

40.821475

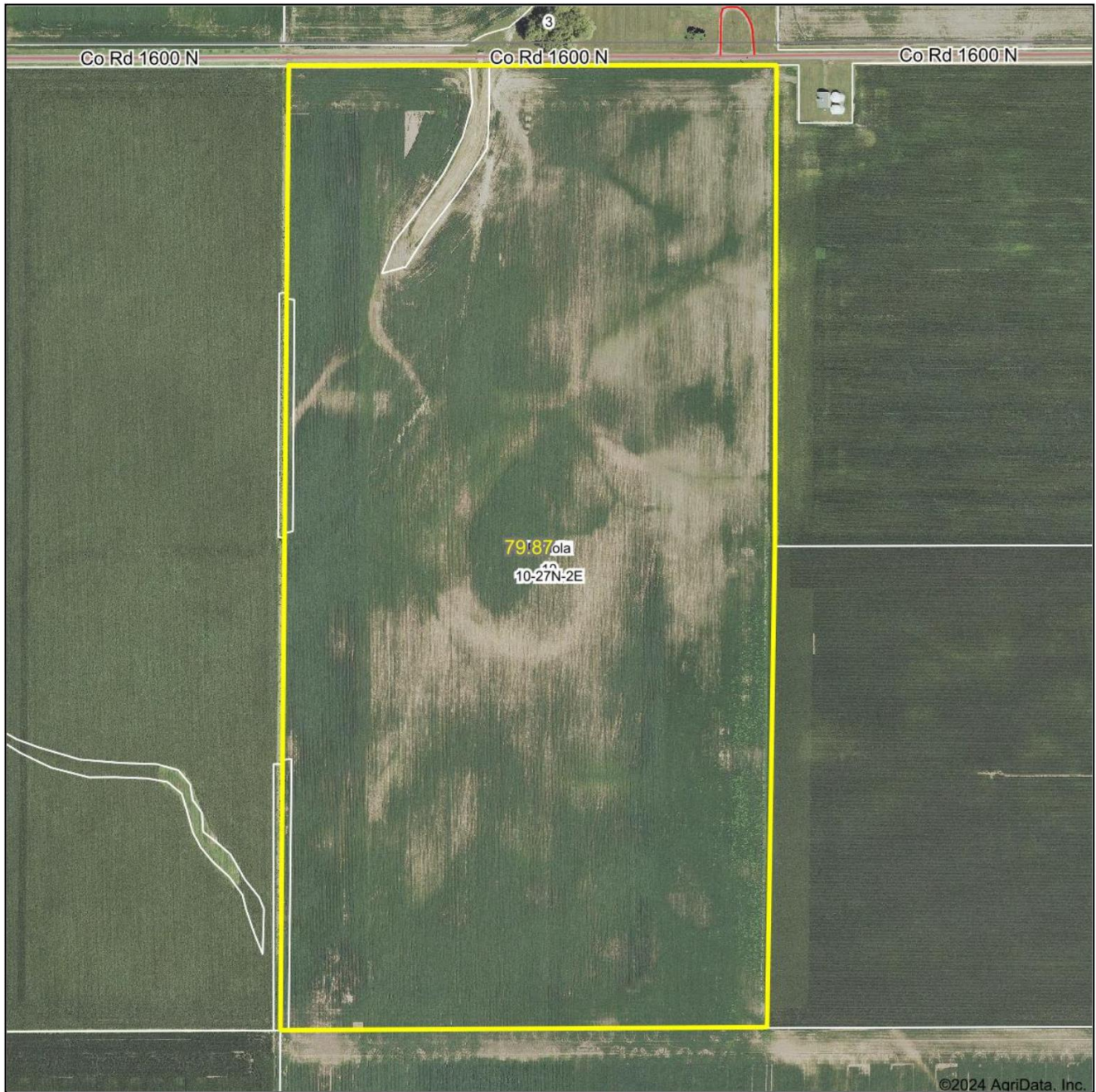
Longitude

-88.980511

The Abbott Trust Farm | Woodford County | Farmland Auction

Aerial Map | Tract 2

Aerial Map



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Boundary Center: 40° 49' 17.13, -88° 58' 50.5

0ft 422ft 844ft

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10-27N-2E
Woodford County
Illinois



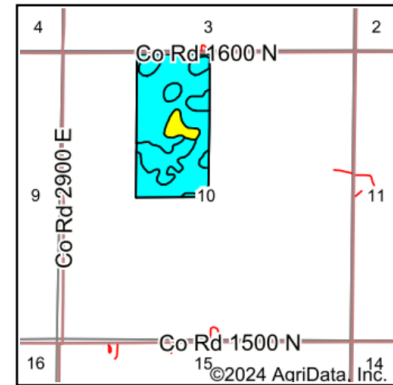
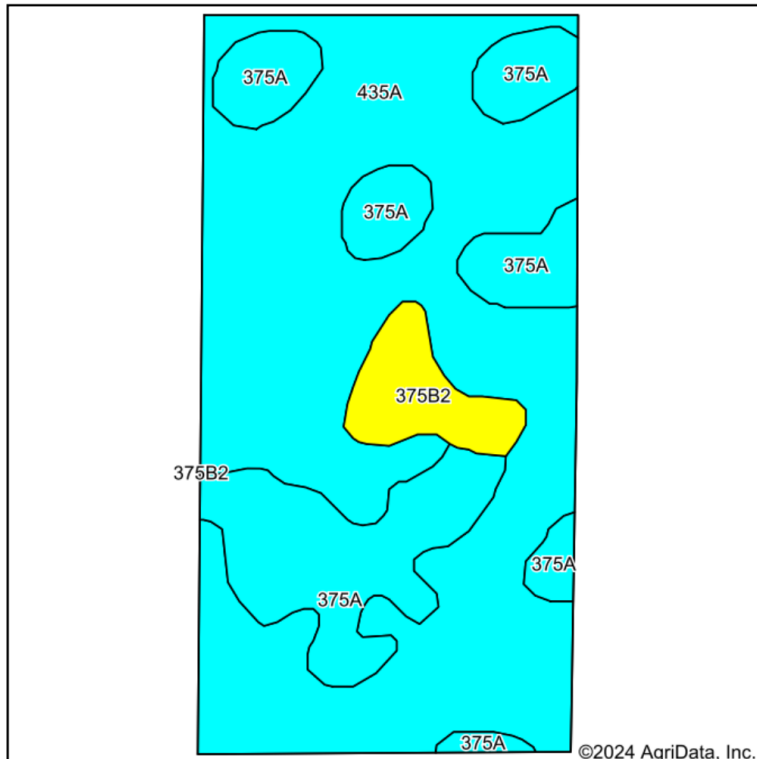
8/19/2024

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

The Abbott Trust Farm | Woodford County | Farmland Auction

Soils Map | Tract 2

Soils Map



State: **Illinois**
 County: **Woodford**
 Location: **10-27N-2E**
 Township: **Panola**
 Acres: **79.87**
 Date: **8/19/2024**

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Area Symbol: IL203, 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
**435A	Streator silty clay loam, 0 to 2 percent slopes	55.06	69.0%		Poorly drained	**177	**58	**69	**131
**375A	Rutland silty clay loam, 0 to 2 percent slopes	20.64	25.8%		Somewhat poorly drained	**178	**57	**70	**132
**375B2	Rutland silty clay loam, 2 to 5 percent slopes, eroded	4.17	5.2%		Somewhat poorly drained	**169	**54	**67	**125
Weighted Average						176.8	57.5	69.2	130.9

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

~ 79.87 Tillable Acres

130.9 Average Soil PI

The Abbott Trust Farm | Woodford County | Farmland Auction

Additional Information | Tract 2

Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2023 Taxes Paid 2024
12-10-100-002	80	40,968	\$3,291.94

FSA Information Tracts 1-3

FSA #	1293
TRACT #	1123
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Tract contains a wetland or farmed wetland
FSA FARMLAND ACRES	198.53
DCP CROPLAND ACRES	193.08
CORN BASE ACRES	96.05
PLC YIELD CORN	164
SOYBEAN BASE ACRES	96.05
PLC YIELD SOYBEANS	48
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County

Source: Woodford Co, Illinois USDA FSA Office.

The Woodford County FSA office will reconstitute the farm following the auction and closing. This field is part of FSA cropland 157.5 acres south of the road.

Soil Tests

Test Date	Tested Acres	P #/a	K #/a	pH
11/15/2022	78.92	63	378	6.5

Yield History (bu/ac)

Commingled with Tract 1

Yields provided by farm tenant, Steven Krug

Year	Corn	Soybean
2023	208	
2022		71
2021	204	
2020		49
AVG	206	60

The Abbott Trust Farm | Woodford County | Farmland Auction

Photographs | Tract 3



LOCATION

Physical Address

2975 County Road 1600 N
Minonk, IL 61760

Latitude

40.823504

Longitude

-88.973537

BUILDINGS:

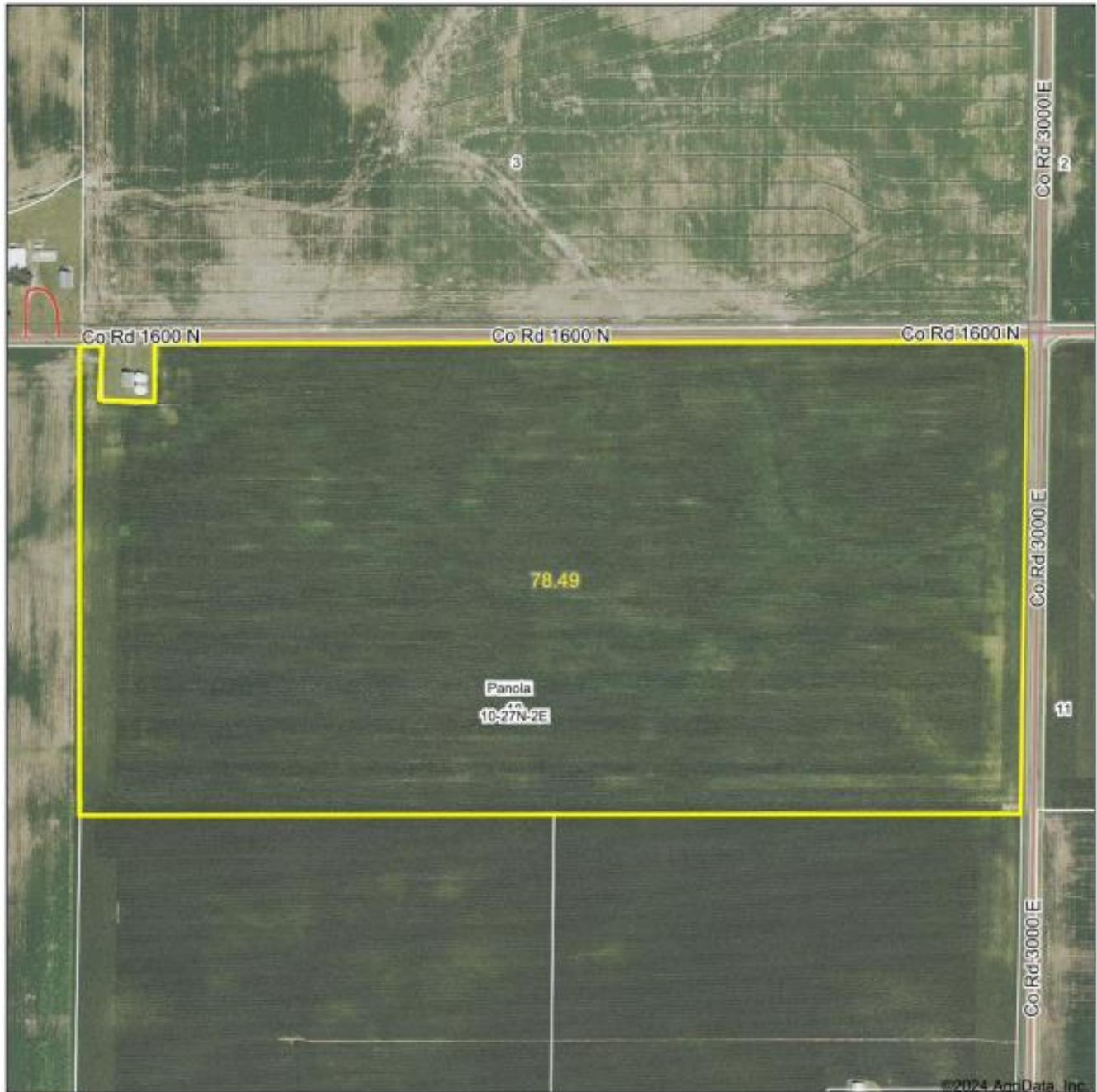
Corn Crib

Grain Bin

Grain Bin

The Abbott Trust Farm | Woodford County | Farmland Auction
Aerial Map | Tract 3

Aerial Map



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Boundary Center: 40° 49' 24.15, -88° 58' 24.95

0ft 432ft 864ft

Maps Provided By
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10-27N-2E
Woodford County
Illinois



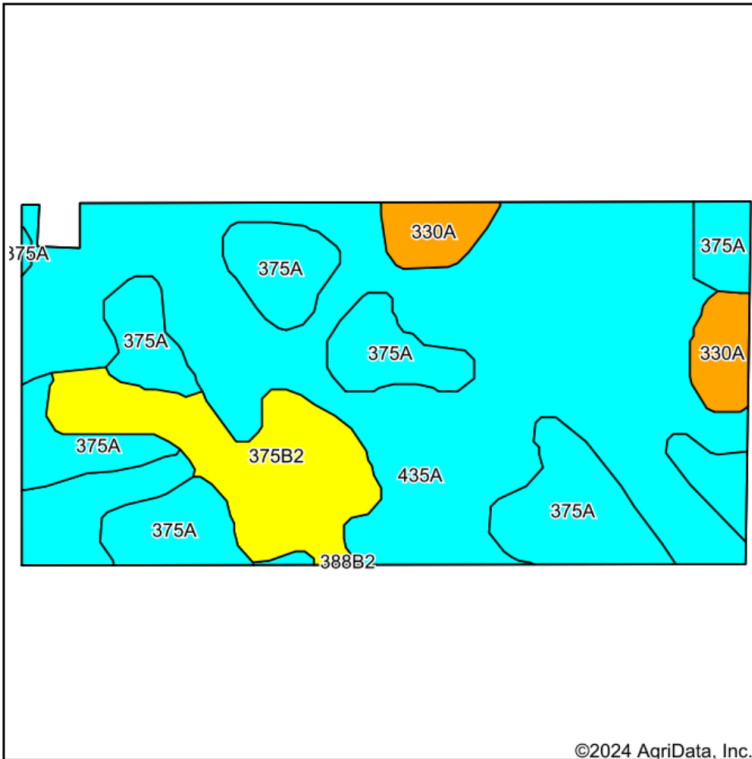
8/19/2024

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

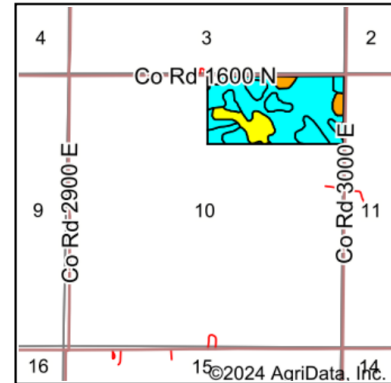
The Abbott Trust Farm | Woodford County | Farmland Auction

Soils Map | Tract 3

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Woodford**
 Location: **10-27N-2E**
 Township: **Panola**
 Acres: **78.49**
 Date: **8/19/2024**

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL203, 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
**435A	Streator silty clay loam, 0 to 2 percent slopes	45.80	58.3%		Poorly drained	**177	**58	**69	**131
**375A	Rutland silty clay loam, 0 to 2 percent slopes	19.98	25.5%		Somewhat poorly drained	**178	**57	**70	**132
**375B2	Rutland silty clay loam, 2 to 5 percent slopes, eroded	8.99	11.5%		Somewhat poorly drained	**169	**54	**67	**125
**330A	Peotone silty clay loam, 0 to 2 percent slopes	3.72	4.7%		Very poorly drained	**164	**55	**61	**123
Weighted Average						175.7	57.1	68.6	130.2

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

78.49 Tillable Acres

130.2 Average Soil PI

The Abbott Trust Farm | Woodford County | Farmland Auction

Additional Information | Tract 3

Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2023 Taxes Paid 2024
12-100-200-001	80	45,811	\$3,681.10

FSA Information Tracts 1-3

FSA #	1293
TRACT #	1123
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Tract contains a wetland or farmed wetland
FSA FARMLAND ACRES	198.53
DCP CROPLAND ACRES	193.08
CORN BASE ACRES	96.05
PLC YIELD CORN	164
SOYBEAN BASE ACRES	96.05
PLC YIELD SOYBEANS	48
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County

Source: Woodford Co, Illinois USDA FSA Office.

The Woodford County FSA office will reconstitute the farm following the auction and closing.

Soil Tests

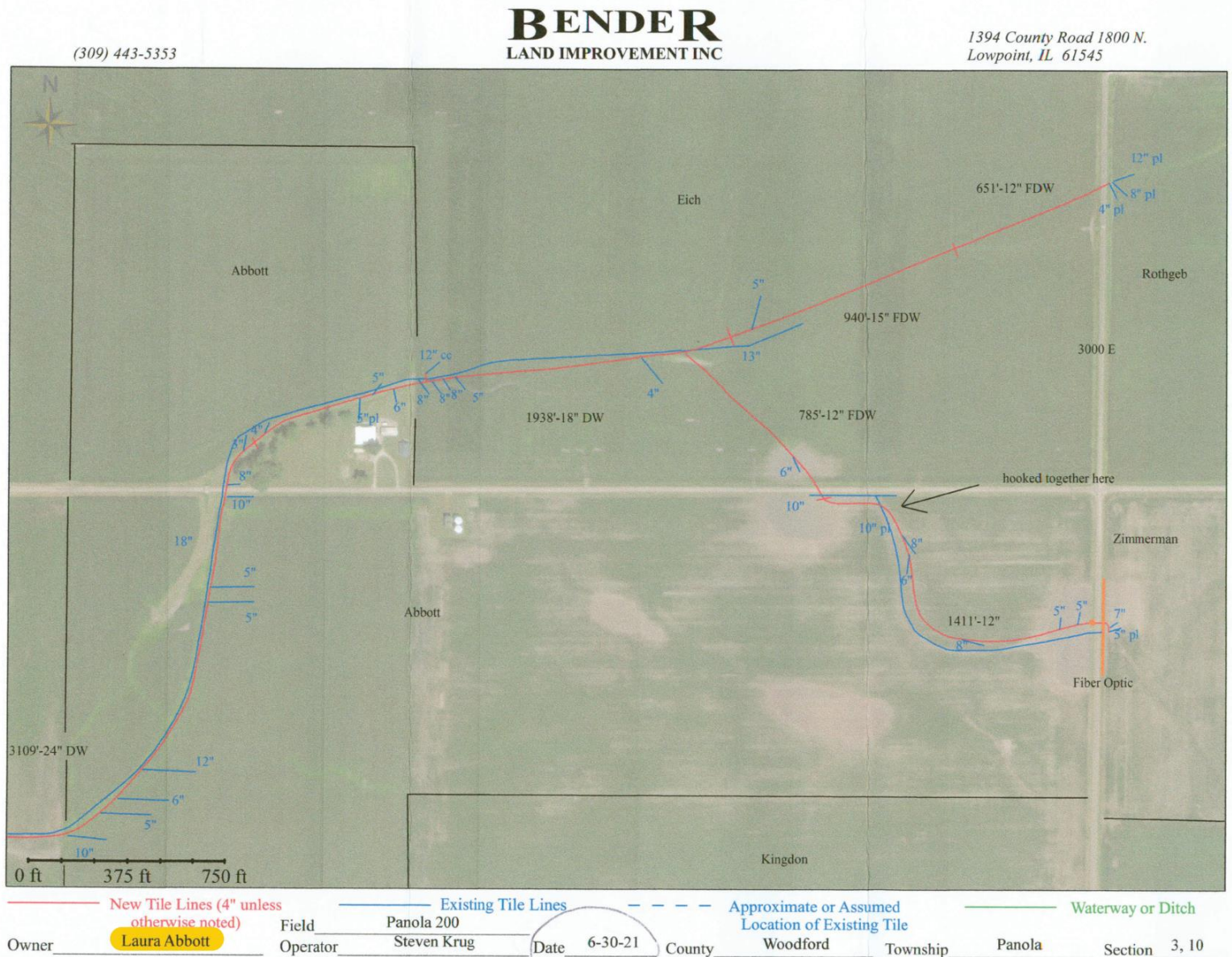
Test Date	Tested Acres	P #/a	K #/a	pH
11/3/2022	77.44	45.1	313.0	6.5

Yield History (bu/ac)

Yields provided by farm tenant, Steven Krug

Year	Corn	Soybean
2023		54
2022	234	
2021		73
2020	179	
AVG	207	64

Tile Map



Wind Lease and Easement Information

- These 3 tracts are part of a Wind Agreement with Tri Global Energy LLC (Panther Grove I project) currently under construction. No turbines are planned for these farms, but all should receive annual participating acreage payments.
- The Agreement is in the “Development Period”.

Please contact Broker Phillip Rich or David Klein for further information

[illegible]

Legal Descriptions

Tract 1: The Southeast Quarter of the Southwest of Section 3, Township 27 North, Range 2 East of the Third Principal Meridian, excepting therefrom Tract "K" as shown on the plat recorded November 14, 2003 in Plat Book 49, page 27, situated in Woodford County, Illinois.

PIN: 12-03-300-004

Tract 2: The East Half of the Northwest Quarter of Section 10, Township 27 North, Range 2 East of the Third Principal Meridian, situated in Woodford County, Illinois.

PIN: 12-10-100-002.

Tract 3: The North Half of the Northeast Quarter of Section 10, Section 27 North, Range 2 East of the Third Principal Meridian, situated in Woodford County, Illinois.

PIN: 12-10-200-001

**REGISTRATION SHEET
THE ABBOTT TRUST FARM
FARMLAND AUCTION
10:00 A.M. – THURSDAY, NOVEMBER 21ST, 2024
EL PASO COMMUNITY BUILDING-SOUTH POINTE PARK
523 SOUTH SYCAMORE STREE
EL PASO, IL 61738**

In order to participate in this sale, you must register to bid and be approved by the Auctioneer.

I wish to participate in the auction of the Abbott Trust Farmland located in
Section 3 & Section 10, Panola Township, Woodford County, Illinois:

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. I understand I am bidding by the acre and this auction is not contingent upon my ability to obtain financing.

Registration forms can be sent to:



**Attn: Phillip Rich, Broker, or David Klein, Auctioneer
6 Heartland Drive, Suite A, Bloomington, IL 61704**

www.firstmidag.com

Phone:309-665-0957 or 309-665-0966 Fax

By placing this bid I understand Phillip Rich, Broker, 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.