

# *The Roloff Estate Farm*

Live In-Person and Online Auction



**Tuesday, December 3<sup>rd</sup> | 10:00 AM**  
**120.18 +/- Acres | Offered in 1 Tract**  
**Livingston County | Odell 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 Roloff Estate Farm | Livingston County | Farmland Auction

## General Information

- SELLER:** LeRoy R. Roloff Estate
- DESCRIBED AS:** 120.18 +/- acres in Section 4, Odell Township, Livingston County  
Legal Descriptions can be found on page 12.
- LOCATION:** Located approximately 0.5 miles northwest of Odell, Illinois and approximately 10 miles northeast of Pontiac, Illinois.
- TIME AND PLACE OF AUCTION:** **10:00 AM – December 3<sup>rd</sup>, 2024**  
**Live, In-Person/Online Auction**  
**Location: Odell Knights of Columbus**  
**108 West Tremont Street**  
**Odell, IL 60460**
- OPEN HOUSE:** This farm contains a Dwelling. We will have an auction informational Open House November 16<sup>th</sup> from 9 AM -11 AM at the Farmstead at 20876 E 2700 North Rd, Odell, Illinois 60460
- ONLINE BIDDING:** Prebid anytime from November 19<sup>h</sup> through December 3<sup>rd</sup>, 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 December 3<sup>rd</sup>.
- ATTORNEY FOR SELLER:** **Ronald K. Fellheimer – Fellheimer Law Firm Ltd.**  
**210 N Main Street**  
**Pontiac, IL 61764**  
**815-842-3858**
- 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.

# The Roloff Estate Farm | Livingston County | Farmland Auction

## 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 December 3, 2024, to determine the final high bidder through live, in-person, or online bidding.

**This is a one tract auction. 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 December 2<sup>nd</sup>.

**CONTRACT:** Buyer will enter into a contract on date of sale with 10% down and balance due on or before 40 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 or government payments and pay all related expenses for the 2024 crop. Any Conservation Reserve Program Contract(s) shall be assigned to Buyer. Buyer shall agree to continue to honor any existing government agricultural program and conservation contracts affecting the real estate and indemnify and hold harmless Seller for any damage. Seller may sustain by reason of any failure of Buyer to keep or perform any of the covenants and obligations provided to be kept or performed under the terms and conditions of any such contracts by Seller.

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

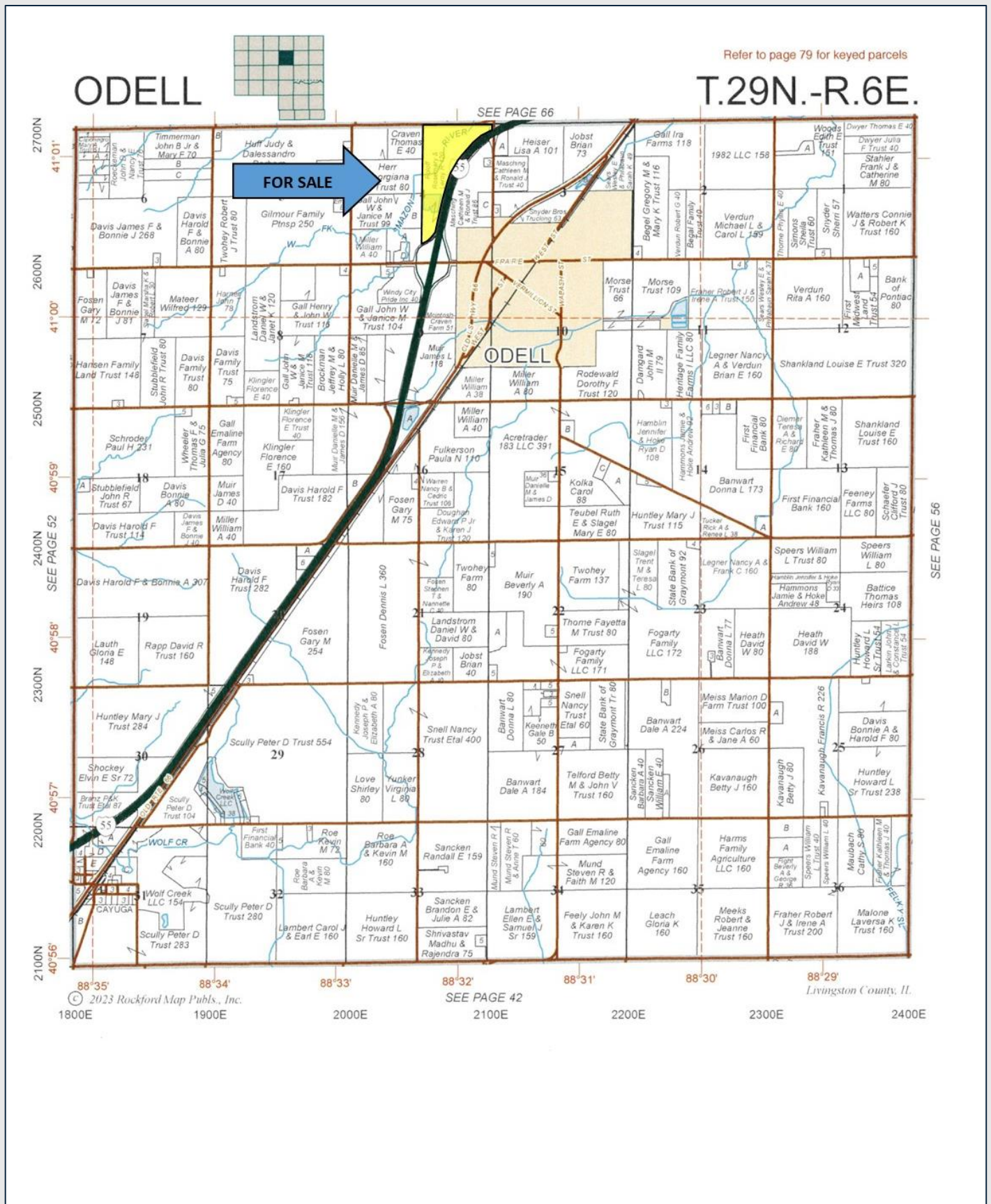
**REAL ESTATE TAXES:** 2023 real estate taxes payable in 2024 have been paid by Seller. The estimated 2024 real estate taxes and payable in 2025 shall be paid by Seller, by a credit at closing, based upon the most recent real estate tax information available at closing. Any estimated real estate taxes 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).





# The Roloff Estate Farm | Livingston County | Farmland Auction

## Area Map



Reprinted with permission from Rockford Map Publishing, Inc.



# The Roloff Estate Farm | Livingston County | Farmland Auction

## Aerial Map

Aerial Map



**First Mid**  
AG SERVICES

Map Center: 41° 0' 50.27, -88° 31' 59.99

0ft 693ft 1386ft

4-29N-6E  
Livingston County  
Illinois



10/3/2024

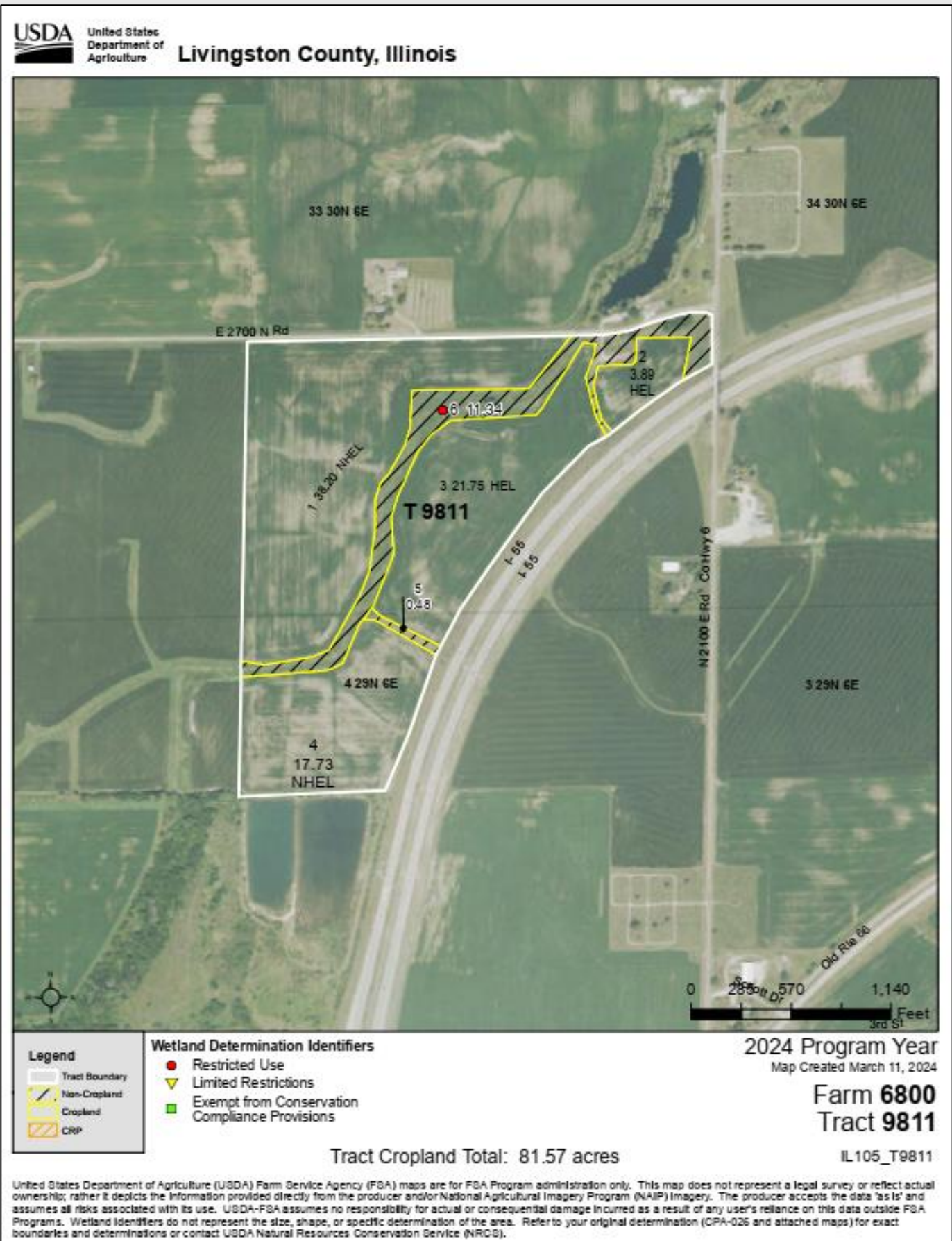
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

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



# The Roloff Estate Farm | Livingston County | Farmland Auction

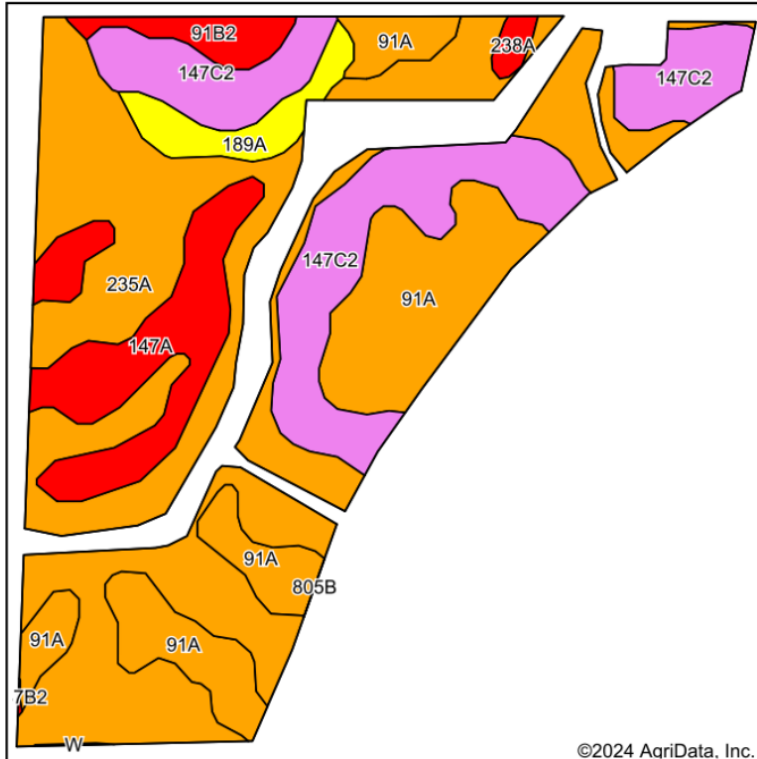
## FSA Tract Map



# The Roloff Estate Farm | Livingston County | Farmland Auction

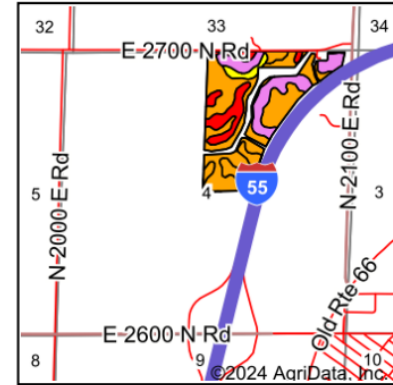
## Soil Map

**Soils Map**



Soils data provided by USDA and NRCS.

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State: **Illinois**  
 County: **Livingston**  
 Location: **4-29N-6E**  
 Township: **Odell**  
 Acres: **81.57**  
 Date: **9/10/2024**

**First Mid**  
 AG SERVICES

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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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
**235A	Bryce silty clay, 0 to 2 percent slopes	35.66	43.7%		Poorly drained	**161	**54	**63	**120
**147C2	Clarence silty clay loam, 4 to 6 percent slopes, eroded	16.33	20.0%		Somewhat poorly drained	**127	**45	**54	**97
**91A	Swygert silty clay loam, 0 to 2 percent slopes	16.06	19.7%		Somewhat poorly drained	**158	**52	**63	**118
**147A	Clarence silty clay loam, 0 to 2 percent slopes	8.42	10.3%		Somewhat poorly drained	**140	**49	**59	**107
189A	Martinton silt loam, 0 to 2 percent slopes	2.71	3.3%		Somewhat poorly drained	173	57	70	130
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	1.85	2.3%		Somewhat poorly drained	**147	**48	**59	**110
**238A	Rantoul silty clay, 0 to 2 percent slopes	0.54	0.7%		Very poorly drained	**143	**48	**56	**109
Weighted Average						151.4	51.2	60.9	113.7

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

**81.57 Tillable Acres**

**113.7 Average Soil PI**

# The Roloff Estate Farm | Livingston County | Farmland Auction

## Additional Information

### Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2023 Taxes Paid 2024
10-10-04-200-008	120.18	\$86,088	\$2,560.40

**Odell Grade School, Pontiac High School, Odell Fire, Library, Roads & Park District  
Joliet Junior College.**

Home Site AV: \$4,116, Dwelling \$47,600, Farmland \$34,372. Tax Rate 7.449050

### FSA Information

FSA #	6800
TRACT #	9811
HEL (Highly Erodible) STATUS	HEL field on tract. Conservation system being actively applied.
WETLAND STATUS	Tract contains a wetland or farmed wetland (that is located at the bottom of the drainage ditch across the farm)
FSA FARMLAND ACRES	93.39
DCP CROPLAND ACRES	81.57
CORN BASE ACRES	36.9
PLC YIELD CORN	108
SOYBEAN BASE ACRES	43.4
PLC YIELD SOYBEANS	38
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County

*Source: Livingston Co, Illinois USDA FSA Office.*

### Farm Location

**Physical Address: 20876 East 2700 North Rd. Odell, IL 60460**

**Latitude: 41.017421 Longitude -88.536949**



# The Roloff Estate Farm | Livingston County | Farmland Auction

## Dwelling





# The Roloff Estate Farm | Livingston County | Farmland Auction

## Details of Dwelling



### 1996 Built Dwelling Details

1,710 Square feet of living space  
3 Bedrooms, 2 Bath, Kitchen,  
Dining/Living Room, slab concrete  
foundation

810 Sq Ft 2 car attached garage  
10 by 10 Shed with overhead door  
There is no well on this property.  
Water is sourced from the pond.  
Drinking water should be sourced  
from alternative sources.

### Open House

November 16<sup>th</sup> from 9 AM -11 AM  
at the Farmstead at 20876 E 2700  
North Rd, Odell, IL 60460

YouTube Drone Video:  
<https://youtu.be/bqwKupkycSw>



## Legal Description

PARCEL 1:

THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LIVINGSTON COUNTY, ILLINOIS, LYING WEST AND NORTH OF INTERSTATE 55.

PARCEL 2:

BEGINNING ON THE SURVEY CENTERLINE OF A ROAD DESIGNATED F.A.S. 348 AT STATION 50+25.71 SOUTHEASTERLY OF AND 24.95 FEET MEASURED AT RIGHT ANGLES FROM THE SURVEY CENTERLINE OF A HIGHWAY DESIGNATED F.A.I. 55 AT STATION 335+04.72 AS SAID CENTERLINE AS NOW SURVEYED AND STAKED OUT FOR THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS AND SHOWN BY PLAT RECORDED IN THE RECORDER'S RECORDS OF LIVINGSTON COUNTY, ILLINOIS AS DOCUMENT NO. 343597; THENCE NORTHERLY TO A POINT NORTHWESTERLY OF AND 206.56 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID F.A.I. 55 AT STATION 345+53.39, THE POINT OF BEGINNING; THENCE NORTHEASTERLY TO A POINT NORTHWESTERLY OF AND 150.00 FEET MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE AT STATION 351+00.00; THENCE NORTHEASTERLY TO A POINT NORTHWESTERLY OF AND 150.00 FEET MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE AT STATION 361+13.44; THENCE NORTHEASTERLY ON AN ARC TO THE RIGHT, CONCENTRIC WITH SAID CENTERLINE TO A POINT NORTHWESTERLY OF AND 150.00 FEET MEASURED RADIALLY FROM SAID CENTERLINE AT STATION 361+86.95; THENCE NORTHERLY ALONG THE 1/2 SECTION LINE OF SECTION 4, TOWNSHIP 29 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE NORTH BOUNDARY LINE OF THE AGNES P. FRAHER AND DENNIS W. FRAHER PROPERTY, AND THENCE 90 DEGREES AND SOUTHERLY IN A STRAIGHT LINE TO STATION 345+53.39, THE POINT OF BEGINNING, IT BEING THE INTENTION OF THE GRANTORS TO CONVEY ALL THAT REAL ESTATE OWNED BY THEM NORTH AND WEST OF THE PROPOSED NEW F.A.I. ROUTE 55 IN TOWNSHIP 29 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN IN LIVINGSTON COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 28 ACRES OF THE SOUTHEAST 1/4 OF SECTION 4 IN TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LIVINGSTON COUNTY, ILLINOIS, EXCEPT BEGINNING AT A POINT ON THE SURVEY CENTERLINE OF A ROAD DESIGNATED F.A.S. 348 AT STATION 45+59.82, NORTHWESTERLY OF AND 427.14 FEET MEASURED AT RIGHT ANGLES FROM THE SURVEY CENTERLINE OF A HIGHWAY DESIGNATED F.A.I. 55 AT STATION 333+92.16 AS SAID CENTERLINES ARE NOW SURVEYED AND STAKED OUT FOR THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS AND SHOWN BY PLAT RECORDED IN THE RECORDER'S RECORDS OF LIVINGSTON COUNTY, ILLINOIS, AS DOCUMENT NO. 342177; THENCE NORTHERLY TO A POINT NORTHWESTERLY OF AND 583.07 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID F.A.I. 55 AT STATION 341+04.22; THENCE NORTHEASTERLY TO A POINT NORTHWESTERLY OF AND 395.65 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID F.A.I. 55 AT STATION 342+74.46; THENCE NORTHEASTERLY TO A POINT NORTHWESTERLY OF AND 206.56 FEET MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE AT STATION 345+53.39; THENCE SOUTHERLY TO A POINT ON THE CENTERLINE OF SAID F.A.S. 348 AT STATION 50.25.71; THENCE WESTERLY ALONG THE CENTERLINE OF SAID F.A.S. 348 BACK TO THE POINT OF BEGINNING; THE INTENTION BEING TO CONVEY BY THIS DEED THE 18.782 ACRES WHICH IS DESCRIBED AS "REMAINDER LEFT LANDLOCKED" IN THE RIGHT OF WAY PLAT DESIGNATED AS RIGHT OF WAY PLAT NO. 8, F.A.I. ROUTE 55, SECTION 53-3, LIVINGSTON COUNTY, ILLINOIS, STA. 307+62.51 TO STA. 362+23.69, AS PREPARED BY E. LIONEL PAVLO CONSULTING ENGINEERS, LOUISVILLE, KENTUCKY.

Containing 120.18 +/- acres PIN 10-10-04-200-008

## Disclosures for Dwelling

## Radon



ILLINOIS REALTORS®  
**DISCLOSURE OF INFORMATION ON RADON HAZARDS**  
 (For Residential Real Property Sales or Purchases)

**Radon Warning Statement**

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

**Seller's Disclosure (initial each of the following which applies)**

- \_\_\_\_\_ (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain).
- \_\_\_\_\_ (b) Seller has provided the purchaser with the most current records and reports pertaining to elevated radon concentrations within the dwelling.
- VF (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
- VF (d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

**Purchaser's Acknowledgment (initial each of the following which applies)**

- \_\_\_\_\_ (e) Purchaser has received copies of all information listed above.
- \_\_\_\_\_ (f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

**Agent's Acknowledgement (initial IF APPLICABLE)**

- RR (g) Agent has informed the seller of the seller's obligations under Illinois law.

**Certification of Accuracy**

The following parties have reviewed the information above, and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

Seller Krista Fair Executor Date 10/18/24

Seller \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Agent Ally Bell Date 10/18/24

Agent \_\_\_\_\_ Date \_\_\_\_\_

Property Address: 20876 E 2700 North Rd

City, State, Zip Code: Odell, IL 60460



## Dwelling Disclosures

## Real Property Disclosure Form



**Illinois REALTORS®**  
**RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT**  
 (765 ILCS 77/35)



NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY BEFORE THE SIGNING OF A CONTRACT. THIS REPORT DOES NOT LIMIT THE PARTIES' RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS" CONDITION. UNDER COMMON LAW, SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE BUYER. COMPLETION OF THIS REPORT BY THE SELLER CREATES LEGAL OBLIGATIONS ON THE SELLER; THEREFORE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: 20876 E 2700 North Rd

City, State & Zip Code: Odeil, IL 60460

Seller's Name: LeRoy Roloff Estate - Executrix Kristie Fair

This Report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of October 18, 2024. The disclosures herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

In this form, "aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form, a "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health or safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.

The seller discloses the following information with the knowledge that even though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase the residential real property.

The seller represents that to the best of his or her actual knowledge, the following statements have been accurately noted as "yes" (correct), "no" (incorrect), or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applicable, the seller shall provide an explanation in the additional information area of this form.

- |     | YES                                 | NO                                  | N/A                                 |  |
|-----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Seller has occupied the property within the last 12 months.<br>(If "no," please identify capacity or explain relationship to property.)                                  |
| 2.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I currently have flood hazard insurance on the property.   |
| 3.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of flooding or recurring leakage problems in the crawl space or basement.   |
| 4.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware that the property is located in a floodplain.   |
| 5.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of material defects in the basement or foundation (including cracks and bulges).  |
| 6.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of leaks or material defects in the roof, ceilings, or chimney.   |
| 7.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of material defects in the walls, windows, doors, or floors.  |
| 8.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of material defects in the electrical system.   |
| 9.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool).    |
| 10. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | I am aware of material defects in the well or well equipment.  |
| 11. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of unsafe conditions in the drinking water.   |
| 12. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of material defects in the heating, air conditioning, or ventilating systems.   |
| 13. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of material defects in the fireplace or wood burning stove.   |
| 14. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of material defects in the septic, sanitary sewer, or other disposal system.  |
| 15. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of unsafe concentrations of radon on the premises.  |
| 16. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises.  |
| 17. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises.           |
| 18. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.  |
| 19. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of current infestations of termites or other wood boring insects.   |
| 20. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of a structural defect caused by previous infestations of termites or other wood boring insects.  |
| 21. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of underground fuel storage tanks on the property.  |
| 22. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware of boundary or lot line disputes.   |
| 23. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected.                    |
| 24. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act. |

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Note: These disclosures are not intended to cover the common elements of a condominium, but only the actual residential real property including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

Note: These disclosures are intended to reflect the current condition of the premises and do not include previous problems, if any, that the seller reasonably believes have been corrected.

If any of the above are marked "not applicable" or "yes", please explain here or use additional pages, if necessary: \_\_\_\_\_

Water source comes from the pond.

Check here if additional pages used: \_\_\_\_\_

Seller certifies that seller has prepared this report and certifies that the information provided is based on the actual notice or actual knowledge of the seller without any specific investigation or inquiry on the part of the seller. The seller hereby authorizes any person representing any principal in this transaction to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

**THE SELLER ACKNOWLEDGES THAT THE SELLER IS REQUIRED TO PROVIDE THIS DISCLOSURE REPORT TO THE PROSPECTIVE BUYER BEFORE THE SIGNING OF THE CONTRACT AND HAS A CONTINUING OBLIGATION, PURSUANT TO SECTION 30 OF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT, TO SUPPLEMENT THIS DISCLOSURE PRIOR TO CLOSING.**

Seller: Kristie J. Fair, Executor Date: 10/18/24

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

THE PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MAY CHOOSE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY SUBJECT TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS IS"). THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR CONDITION OR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. THE PROSPECTIVE BUYER IS AWARE THAT THE PROSPECTIVE BUYER MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

Prospective Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Prospective Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

A COPY OF SECTIONS 5 THROUGH 65 OF ARTICLE 2 OF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT IS AFFIXED HERETO AND SHOULD BE REVIEWED BY PROSPECTIVE BUYER.

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**REGISTRATION SHEET  
THE ROLOFF ESTATE FARM  
FARMLAND AUCTION  
10:00 A.M. – TUESDAY, DECEMBER 3<sup>rd</sup>, 2024  
ODELL KNIGHTS OF COLUMBUS  
108 WEST TREMONT STREET  
ODELL, IL 60460**

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 120.18 Acre Roloff Estate Farmland located in Section 4, Odell Township, Livingston 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 and this property is being offered “as-is” condition.

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](http://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.