

The Davies Farm

Virtual Live Farmland Auction



Friday November 22nd | 10:00 AM
240 +/- Acres | Offered in 2 Tracts
Piatt County | Bement Township

 **First Mid**
AG SERVICES

Auctioneer
Justin Wheeler

217-855-8358

jwheeler@firstmid.com

455 North Main Street

Decatur, IL 62523

Lic. 441.002548



Des. Managing Broker
David Klein

800-532-5263

dklein@firstmid.com

#6 Heartland Drive Ste 8

Bloomington, IL 61704

Lic. 471.000414

Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management

The Davies Farm | Piatt County | Farmland Auction

General Information

- SELLER:** Jean L. Crocco, as sole current acting Trustee of the 1994 Davies Family Trust, Under Agreement Dated September 9, 1994.
- DESCRIBED AS:** 2 Tracts of productive farmland located three miles north of Bement in Bement Township, Piatt County, Illinois.
- Tract 1: 160 +/- acres in Section 1, Bement Township
Tract 2: 80 +/- acres in Section 7, Bement Township
- Legal Descriptions can be found on page 15.
- TIME AND PLACE OF AUCTION:** 10:00 AM – November 22nd, 2024
Virtual Live Online Only Auction
- ONLINE BIDDING:** Prebid anytime from November 8th through November 22nd, 10:00 AM at <https://firstmidag.bidwrangler.com> or download the First Mid Ag App from the App store on your mobile device! Virtual live-online auction begins at 10:00 AM November 22nd.
- ATTORNEY: FOR SELLER** **Brandon Clark**
Brown, Hay & Stephens
205 South 5th Street #700
Springfield, IL 62701
Phone: 217-544-8491
Email: bclark@hbslaw.com
- AGENCY:** Justin Wheeler, Auctioneer, and David Klein, Designated Managing Broker, 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 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. 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. Stock photo may be in use.

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Terms & Conditions

SALE METHOD:

This is a **VIRTUAL LIVE ONLINE AUCTION**. Bids can be made online to First Mid Ag Services at <https://firstmidag.bidwrangler.com> or by downloading the First Mid Ag App. Pre-bidding will be open from November 8th through November 22nd with the live portion of the auction beginning at 10:00 AM November 22nd.

This is a two-tract auction. All tracts will be offered as a "Choice and Privilege" auction. "Choice and Privilege" allows the high bidder the choice to choose what tract(s) they 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. Tracts will not be re-combined at the end. Call Justin Wheeler, Auctioneer, at 217-855-8358 for details.

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!



CONTRACT:

Buyer will enter into a contract with a 10% down payment due at Kaiser Abstract in Monticello by 4:00 PM on November 23rd, 2024, and the balance due at closing, which shall occur on or before December 30th, 2024. 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:

There is open tenancy for the 2025 crop year.

POSSESSION:

Seller will grant full possession at closing, subject to the tenant's rights that terminate with the harvest of the 2024 crop.

MINERAL RIGHTS:

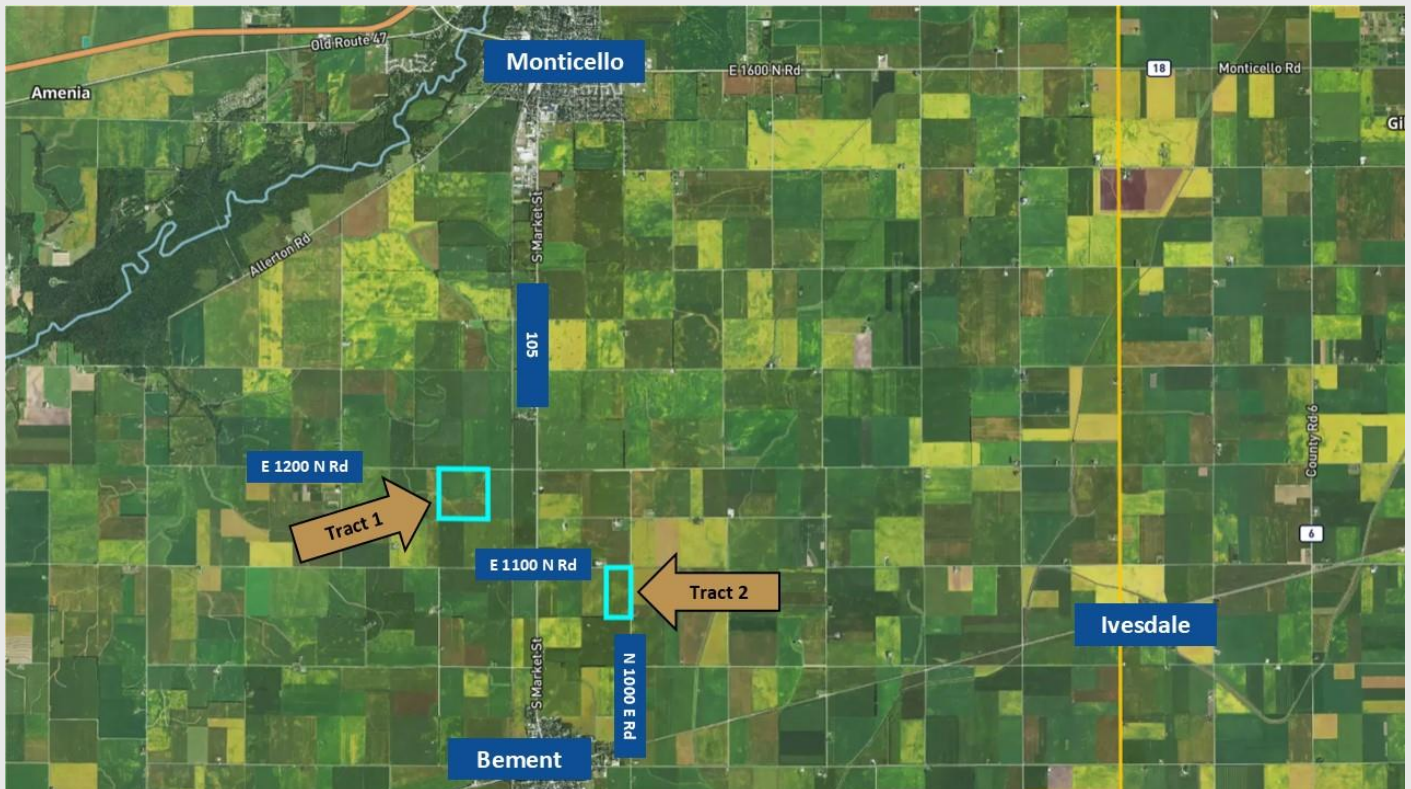
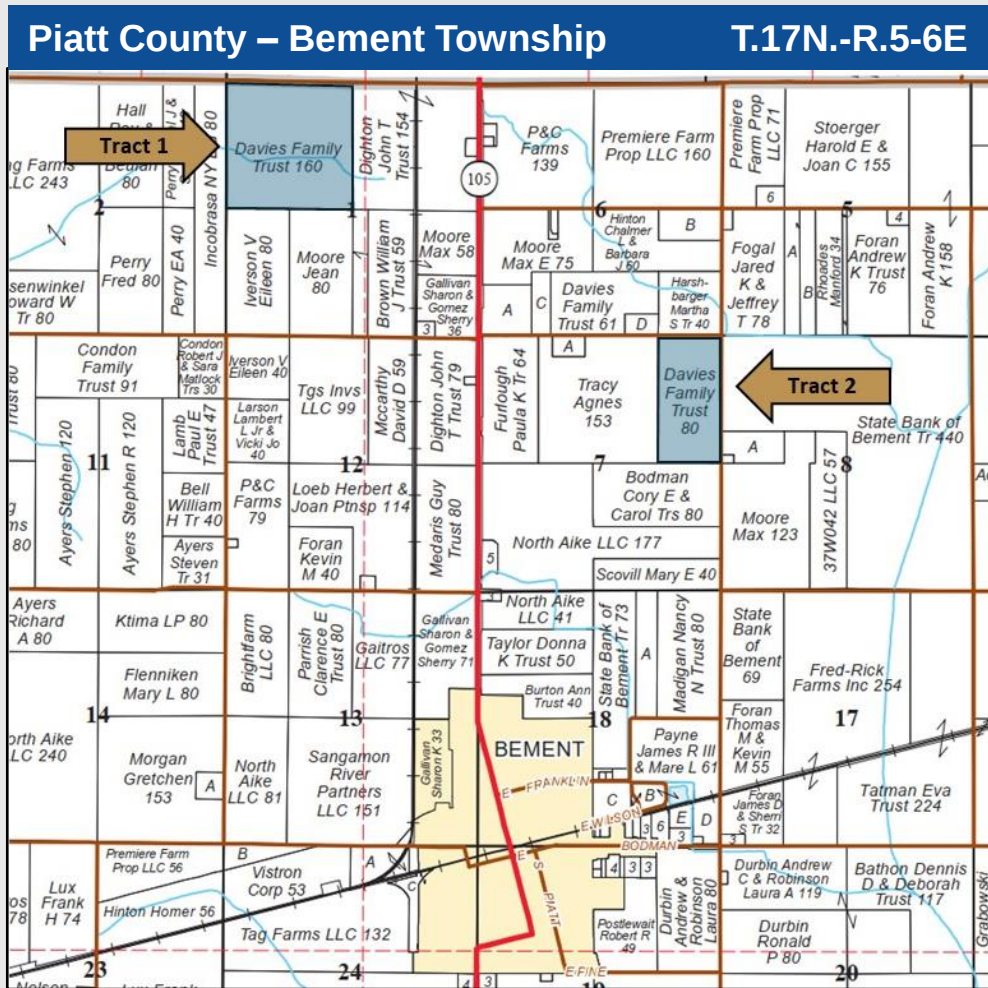
The owner's remaining interest, if any, will be conveyed with the land.

REAL ESTATE TAXES:

The 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.



Area Maps



The Davies Farm | Piatt County | Farmland Auction
Photographs | Tract 1 | 160 +/- Acres



The Davies Farm | Piatt County | Farmland Auction
Aerial Map | Tract 1 | 160 +/- Acres

Aerial Map



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Boundary Center: 39° 57' 46.46, -88° 35' 20.23

0ft 660ft 1319ft

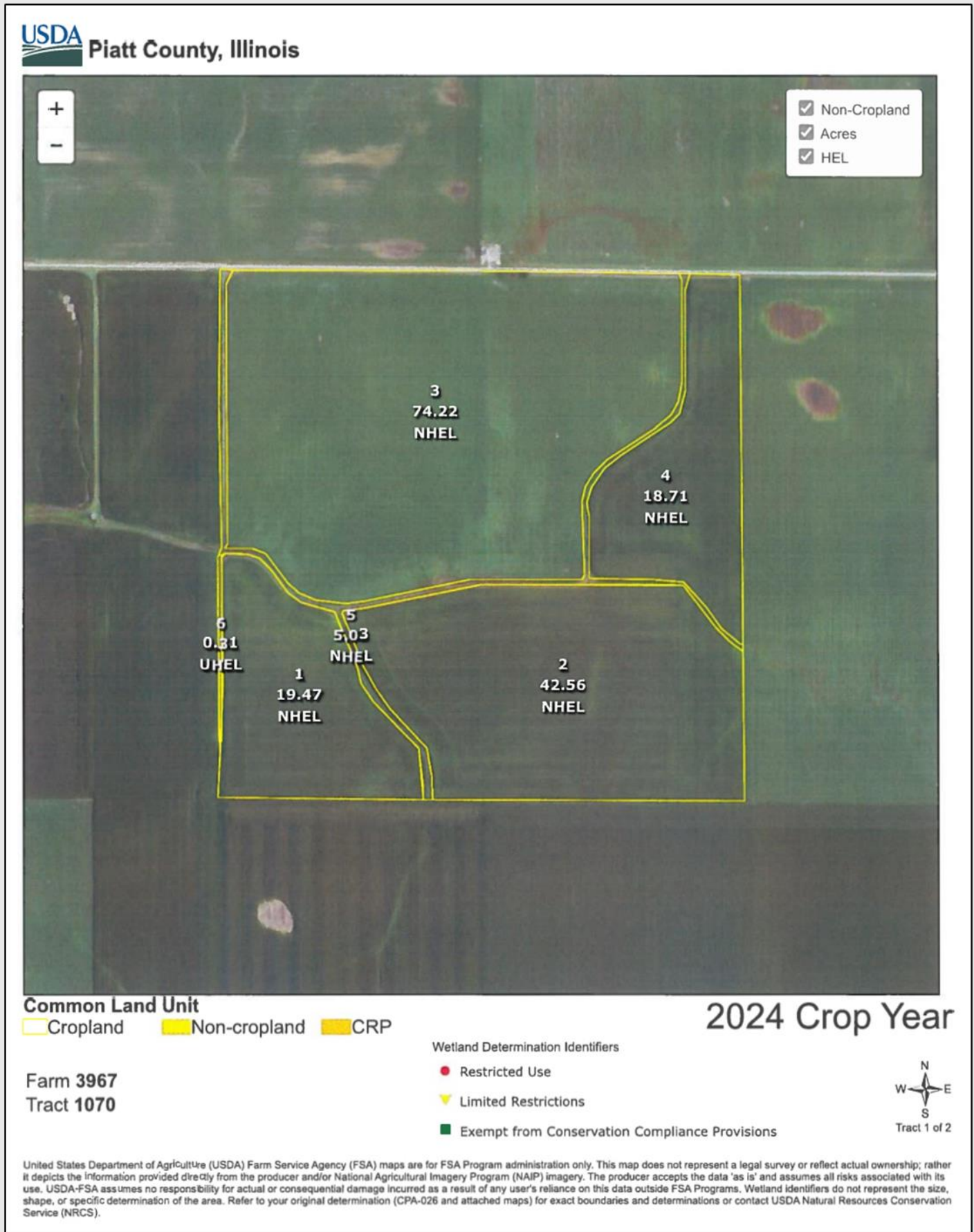
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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1-17N-5E
Piatt County
Illinois



7/15/2024

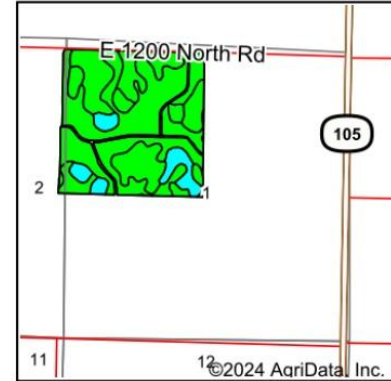
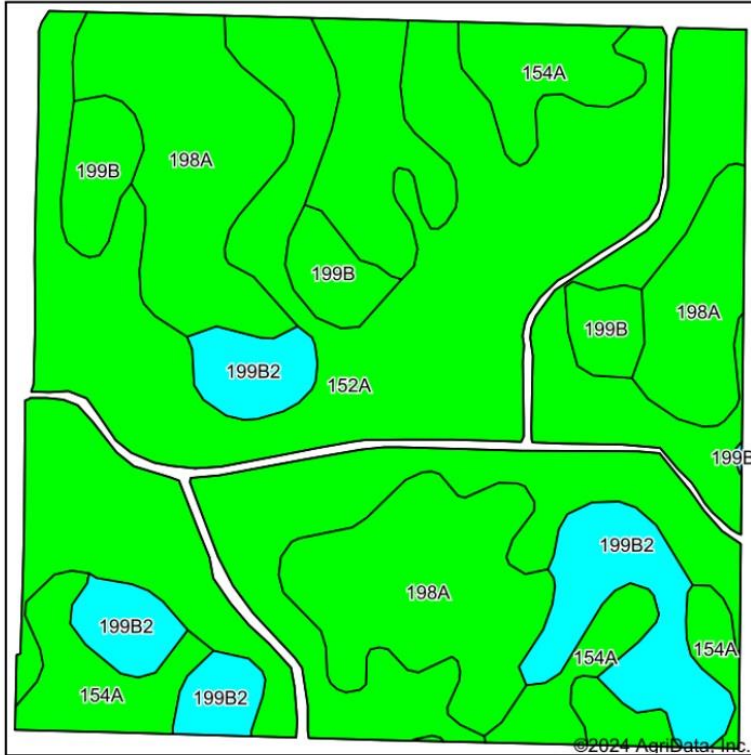
Field borders provided by Farm Service Agency as of 5/21/2008.



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Soils Map | Tract 1 | 160 +/- Acres

Soils Map



State: **Illinois**
 County: **Piatt**
 Location: **1-17N-5E**
 Township: **Bement**
 Acres: **154.96**
 Date: **7/8/2024**

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Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL147, Soil Area Version: 19

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
**152A	Drummer silty clay loam, 0 to 2 percent slopes	80.07	51.7%		Poorly drained	**195	**63	**73	**144
198A	Elburn silt loam, 0 to 2 percent slopes	39.34	25.4%		Somewhat poorly drained	197	61	74	143
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	14.60	9.4%		Well drained	**184	**57	**70	**135
154A	Flanagan silt loam, 0 to 2 percent slopes	13.67	8.8%		Somewhat poorly drained	194	63	77	144
**199B	Plano silt loam, 2 to 5 percent slopes	7.28	4.7%		Well drained	**192	**59	**73	**141
Weighted Average						194.2	61.7	73.3	142.8

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

159.99 FSA Tillable Acres

142.8 Average Soil PI

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Additional Information | Tract 1 | 160 +/- Acres

Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2023 Taxes Paid 2024
01-01-17-005-002-00	80	63,363	\$5,041.84
01-01-17-005-003-01	60	47,619	\$3,789.08
01-01-17-005-003-00	20	15,396	\$1,225.08

FSA Information

FSA #	3967
TRACT #	1070
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Determination not complete
FSA FARMLAND ACRES	160.63
DCP CROPLAND ACRES	159.99
CORN BASE ACRES	90.6
PLC YIELD CORN	182
SOYBEAN BASE ACRES	65.01
PLC YIELD SOYBEANS	56
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County

Source: Piatt Co, Illinois USDA FSA Office.

Soil Fertility Tests

Test Date	Tested Acres	P #/a	K #/a	pH
10/19/2020	81.16 (East 80)	54.5	302.5	6.4
11/5/2021	73.48 (West 80)	62.3	334.5	6.4

Yield History (bu/ac)

Year	Corn	Soybean
2023	233.6	82.1
2022	233.7	77
2021	219.7	79.9
AVG	229.0	79.7

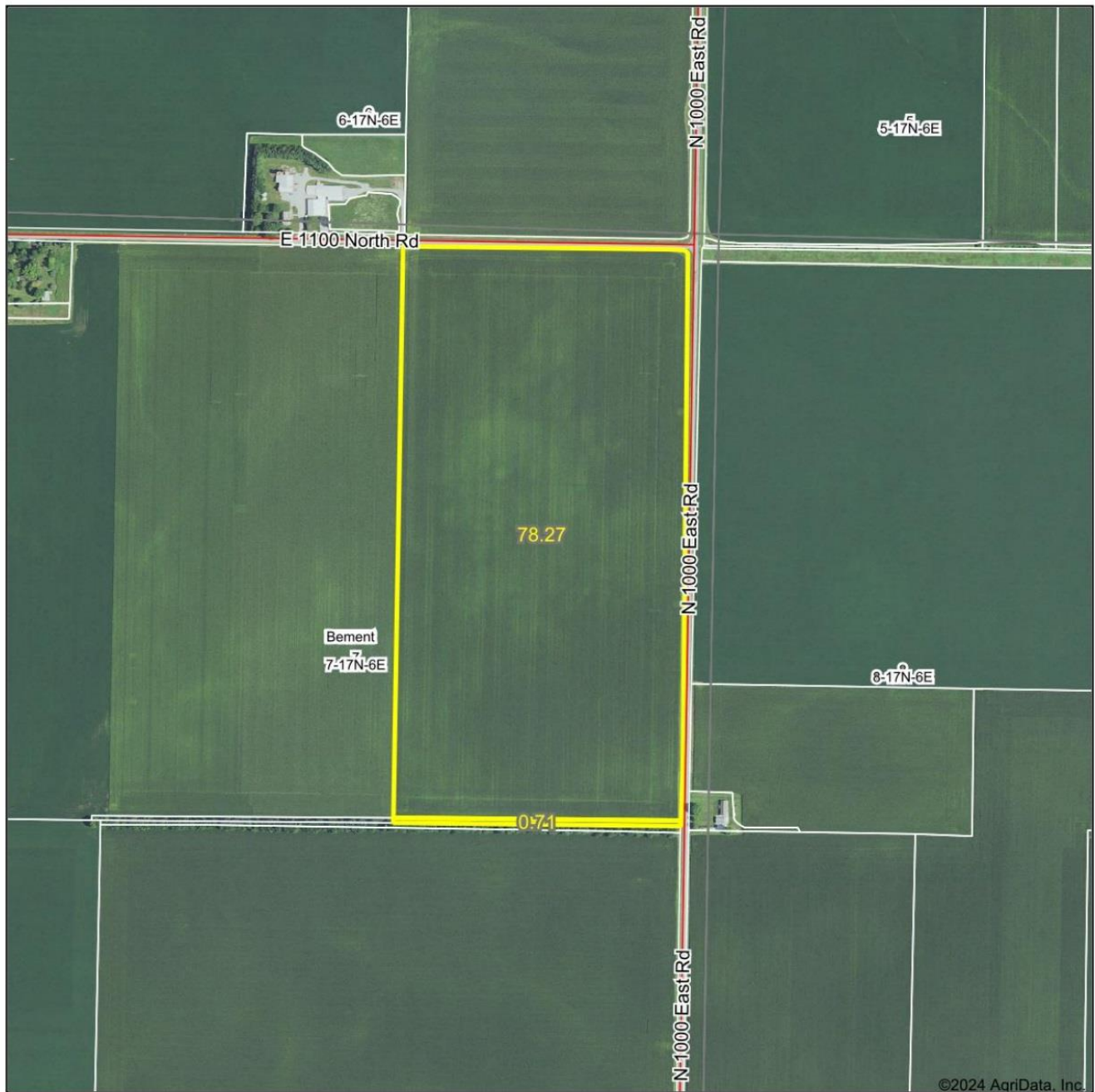
Physical Address: 815 E 1200 North Rd Bement, IL 61813 Latitude: 39.962995 Longitude: -88.588764

The Davies Farm | Piatt County | Farmland Auction
Photographs | Tract 2 | 80 +/- Acres



The Davies Farm | Piatt County | Farmland Auction
Aerial Map | Tract 2 | 80 +/- Acres

Aerial Map



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Boundary Center: 39° 56' 54.16, -88° 33' 32.81

0ft 708ft 1415ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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7-17N-6E
Piatt County
Illinois

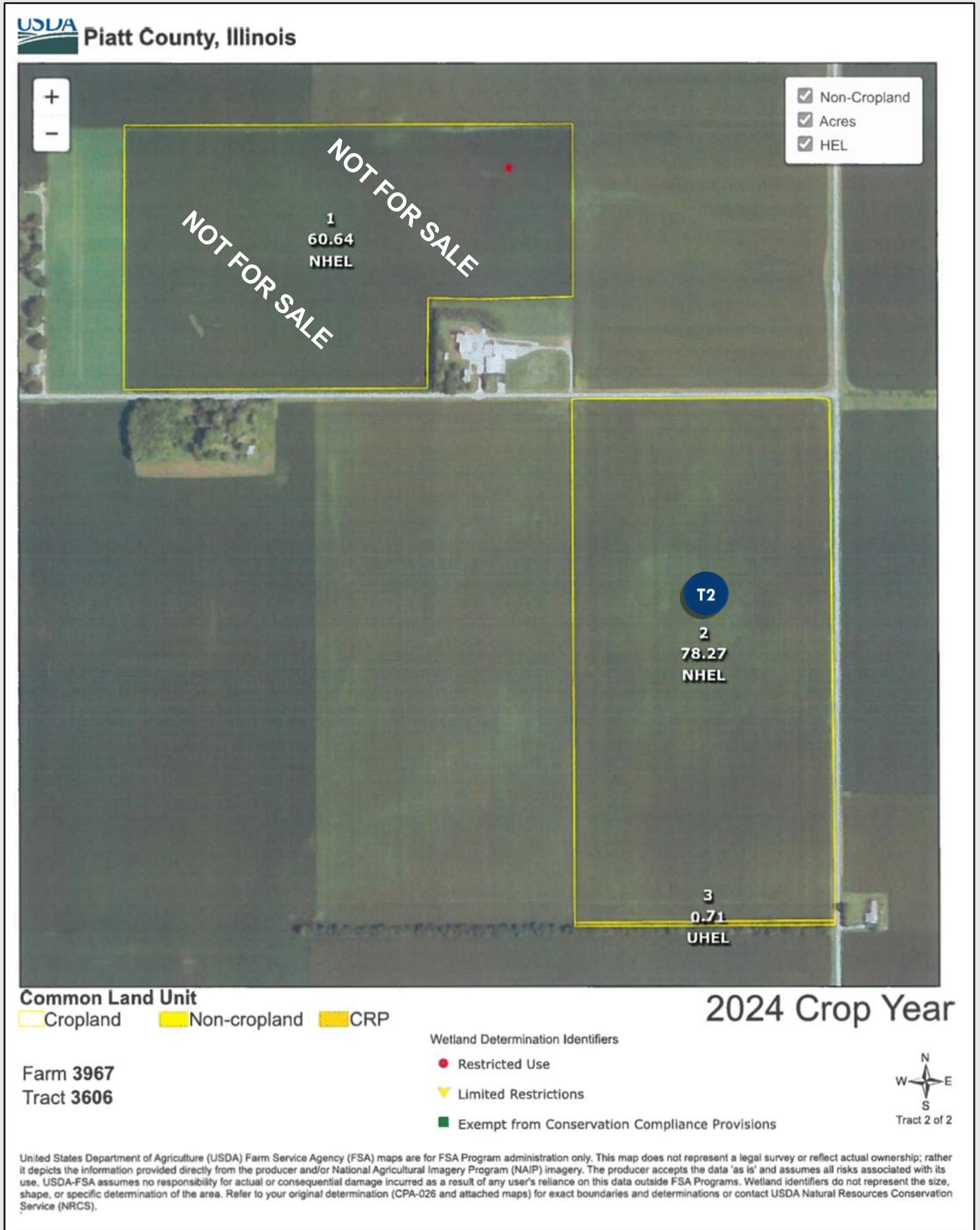


7/15/2024

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

The Davies Farm | Piatt County | Farmland Auction

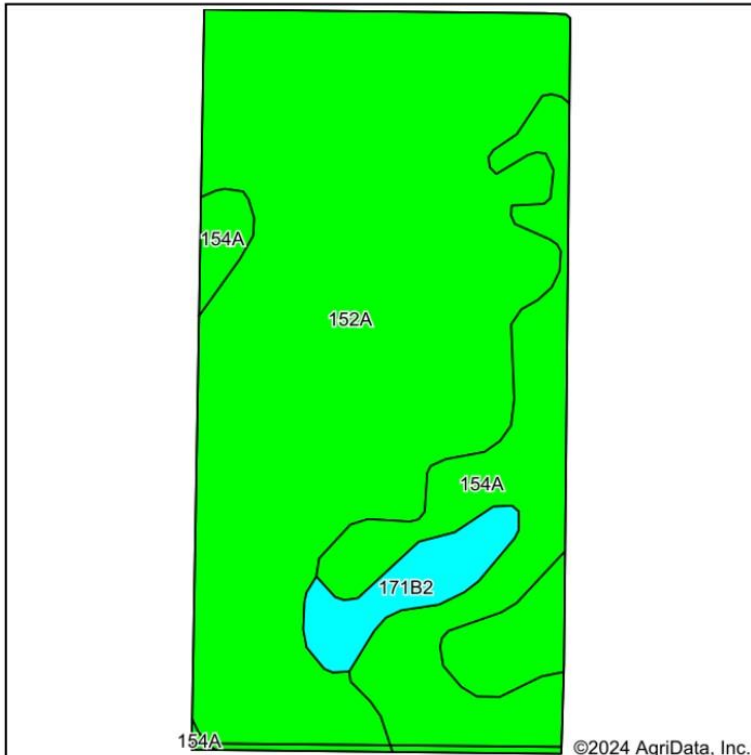
FSA Tract Map | Tract 2 | 80 +/- Acres



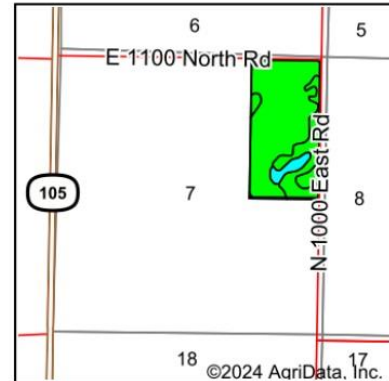
The Davies Farm | Piatt County | Farmland Auction

Soils Map | Tract 2 | 80 +/- Acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Piatt**
 Location: **7-17N-6E**
 Township: **Bement**
 Acres: **78.98**
 Date: **7/8/2024**

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL147, Soil Area Version: 19

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
**152A	Drummer silty clay loam, 0 to 2 percent slopes	58.26	73.7%		Poorly drained	**195	**63	**73	**144
154A	Flanagan silt loam, 0 to 2 percent slopes	16.96	21.5%		Somewhat poorly drained	194	63	77	144
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.76	4.8%		Moderately well drained	**178	**56	**69	**131
Weighted Average						194	62.7	73.7	143.4

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

78.27 FSA Tillable Acres

143.4 Average Soil PI

The Davies Farm | Piatt County | Farmland Auction

Additional Information | Tract 2 | 80 +/- Acres

Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	Drainage Tax	2023 Taxes Paid 2024
01-07-17-006-001-00	80	59,861	\$424.20	\$5,187.38

*Part of Bement Drainage District #1 & #2

FSA Information

FSA #	3967
TRACT #	3606
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Tract contains a wetland or farmed wetland
FSA FARMLAND ACRES	139.62
DCP CROPLAND ACRES	138.91
CORN BASE ACRES	78.65
PLC YIELD CORN	82
SOYBEAN BASE ACRES	56.44
PLC YIELD SOYBEANS	56
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County

Source: Piatt Co, Illinois USDA FSA Office.

*This tract is part of a larger parcel and will be reconstituted by the FSA office upon completion of the sale.

Soil Fertility Tests

Test Date	Tested Acres	P #/a	K #/a	pH
10/19/2020	78	87.6	454	6.3

Yield History (bu/ac) commingled with acreage not being sold

Year	Corn	Soybean
2023	252.5	84.8
2022	233.5	80.7
2021	221.9	81.2
AVG	236.0	82.2

Physical Address: 991 E 1100 North Rd Bement, IL 61813 Latitude: 39.948615 Longitude: -88.558692

The Davies Farm | Piatt County | Farmland Auction

Legal Descriptions

Tract 1: The Northwest Quarter (NW1/4) of Section One (1), Township Seventeen (17) North, Range Five (5) East of the Third Principal Meridian. Situated in the County of Piatt and State of Illinois.
PIN: 01-01-17-005-002-00, 01-01-17-005-003-01, & 01-01-17-005-003-00

Tract 2: The East Half (E1/2) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Seventeen (17) North, Range Six (6) East of the Third Principal Meridian. Situated in the County of Piatt and State of Illinois.
PIN: 01-07-17-006-001-00