

CLARA PRIMMER TRUST FARMS FARMLAND AUCTION

SHELBY COUNTY, IL

THURSDAY
FEBRUARY 18
10:00am



MACON
COMMUNITY
CENTER
MACON, IL

FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

FARMLAND AUCTION

Feb. 18 @ 10:00am
IN PERSON AND ONLINE

160.00

+/- Acres in Shelby County

TRACT 1 = 80.00 +/- ACRES

80.68 Tillable (100.0+%) • 144.0 Soil PI Rating • Drummer & Flanagan Soils

TRACT 2 = 80.00 +/- ACRES

78.81 Tillable (98.5%) • 134.5 Soil PI Rating • Dana, Drummer, Flanagan & Catlin Soils

Our knowledge, trust and expertise provide you with peace of mind. Field Level Agriculture, Inc., creates solutions and executes those plans for a broad range of clients through the knowledge and creativity of an independent agricultural services firm. Our services include farmland appraisal, auctions, brokerage and management to current farmland owners and future investors.

Professional farmland services from a **FIELD LEVEL** point of view.



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT



Scan with your phone for auction details,
virtual tours and more information or go to: **fieldlevelag.com**



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THE FIELD LEVEL AG TEAM



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Debra
Reifschneider
Belleville



Alex Head
Mt. Zion



Kinser Wargel
Springfield



AWARDED BY
AGRI BUSINESS REVIEW



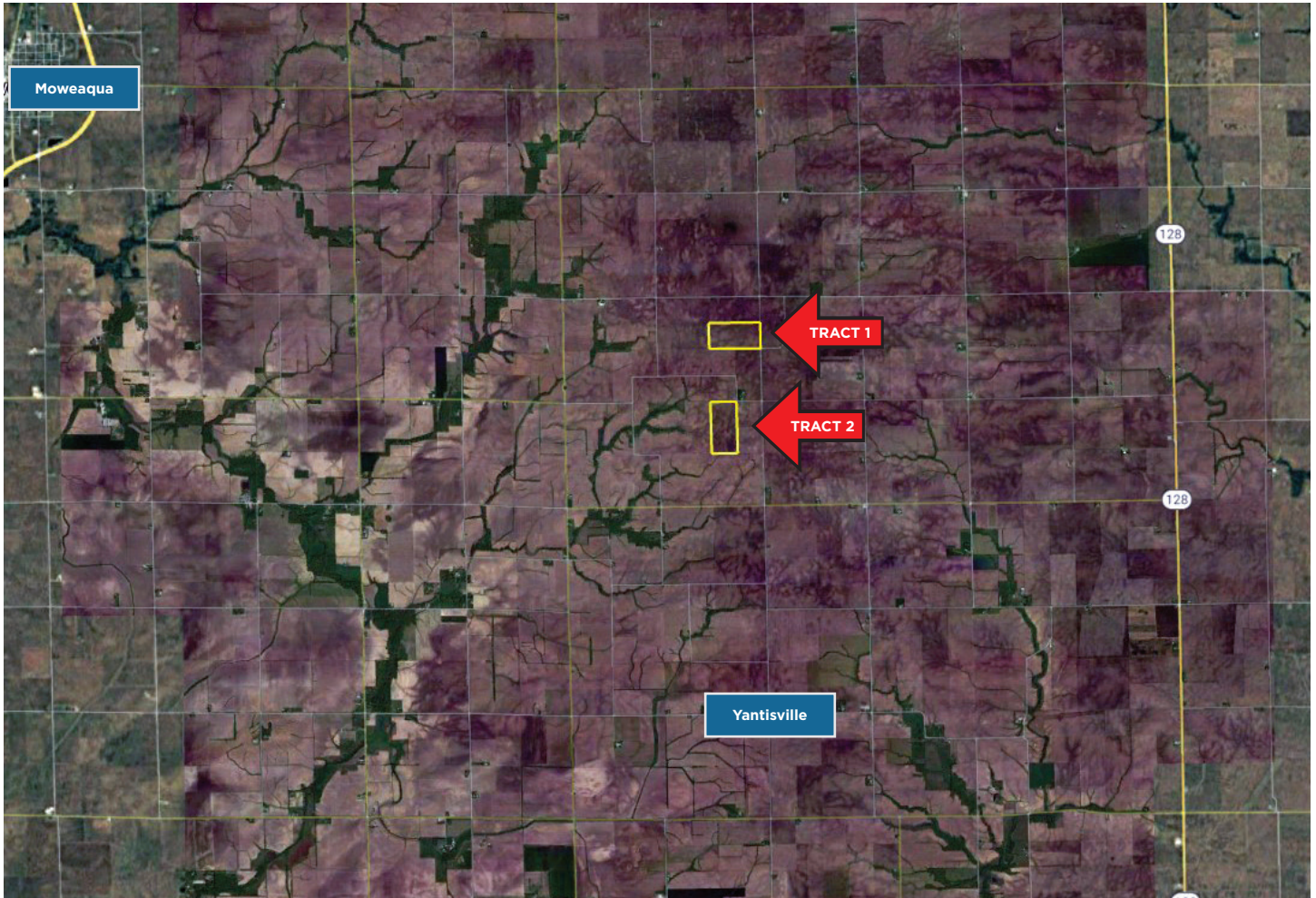
Scan with your phone to read
the **AGRI BUSINESS REVIEW** article.

Professional farmland services from a **FIELD LEVEL** point of view.

fieldlevelag.com



PROPERTY OVERVIEW



AERIAL OF SALE PROPERTY

Pickaway Township • Shelby County, IL

Real Estate Tax Data

Clara Primmer Trust Farms is being sold via Real Estate Tax Acres.
Below is the Shelby County Assessor's Office Tax information.

TRACT NO.	PIN NO.	ACRES	TAXES	TAXES/ACRE
TRACT 1	1404-08-00-200-003	80.00	\$4,983.58	\$62.29
TRACT 2	1404-17-00-200-005	80.00	\$3,893.88	\$48.67
TOTAL:		160.00	\$8,877.46	\$55.48



T.13N.-R.3E.

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02



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT



AERIAL VIEW: TRACT 1

80.00

+/- Acres • Pickaway Township • Shelby County, IL

CLARA PRIMMER TRUST FARMS



0ft 607ft 1213ft



8-13N-3E
Shelby County
Illinois



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Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 39° 35' 20.98, -88° 53' 19.7



SOIL MAP: TRACT 1

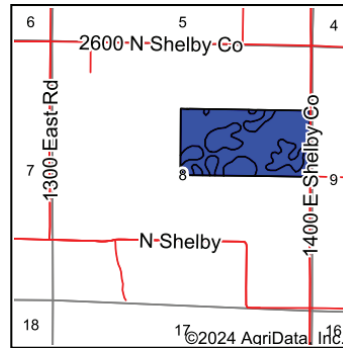
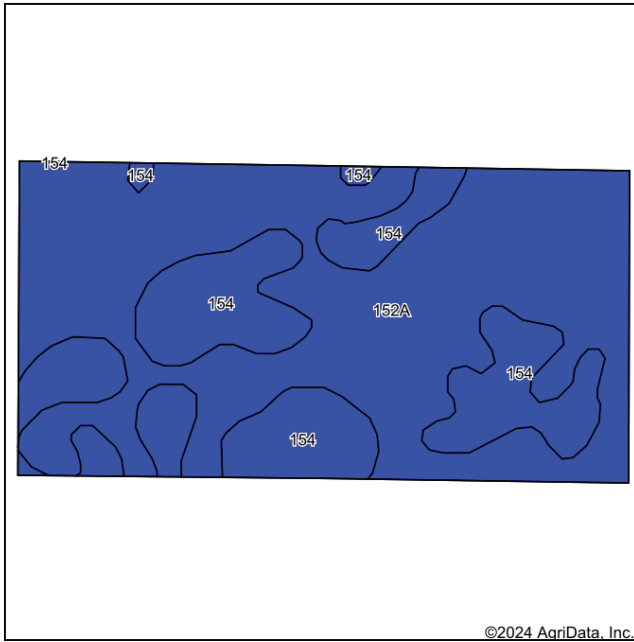
80.68

TILLABLE ACRES • Pickaway Township • Shelby County, IL

144.0

TILLABLE SOIL PI RATING

CLARA PRIMMER TRUST FARMS



State: **Illinois**
County: **Shelby**
Location: **8-13N-3E**
Township: **Pickaway**
Acres: **80.68**
Date: **10/2/2024**

Soils data provided by USDA and NRCS.

Area Symbol: IL173, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	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	54.57	67.6%		FAV	**195	**63	**73	**144
154	Flanagan silt loam	26.11	32.4%		FAV	194	63	77	144
Weighted Average						194.7	63	74.3	144

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

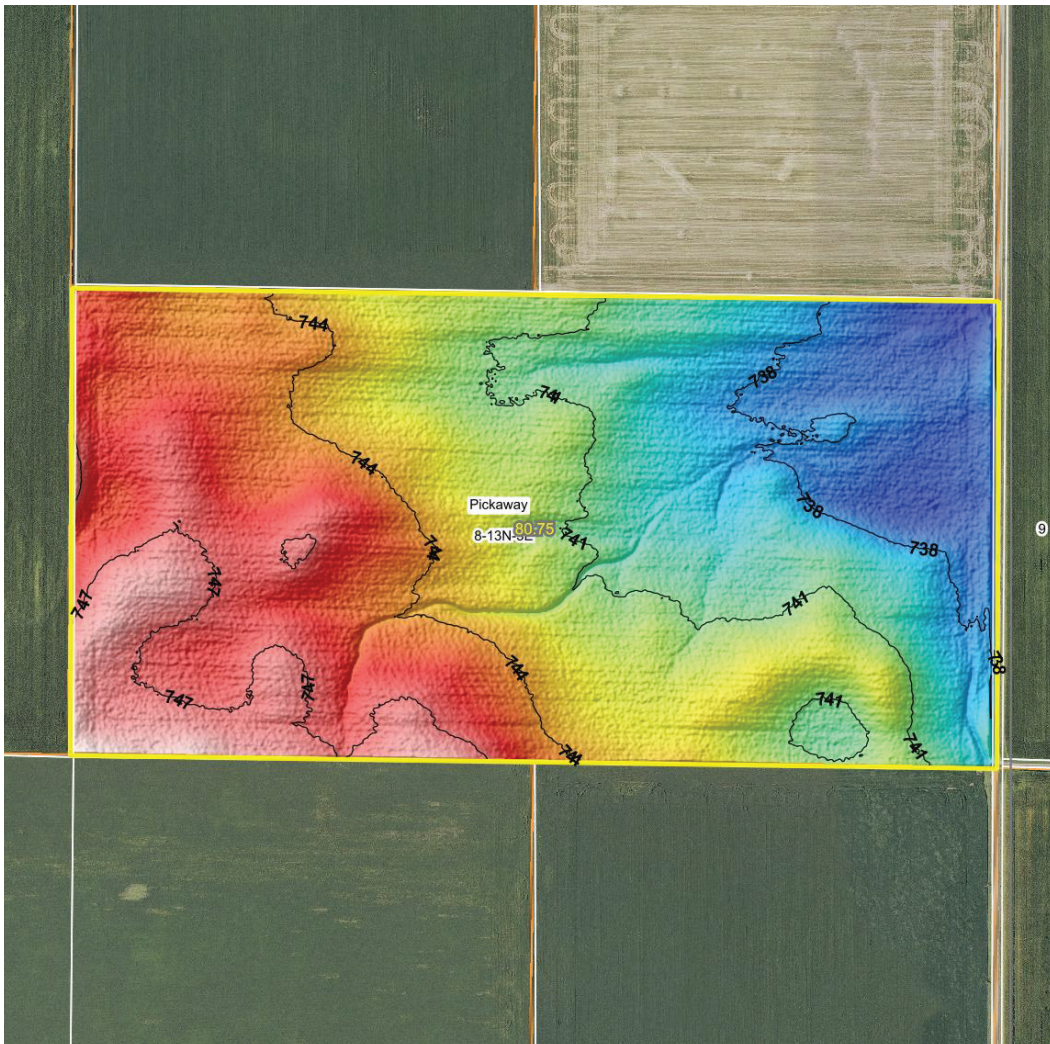


TOPOGRAPHY: TRACT 1

80.00

+/- Acres • Pickaway Township • Shelby County, IL

CLARA PRIMMER TRUST FARMS



0ft 436ft 871ft

8-13N-3E
Shelby County
Illinois

Low Elevation High



Source: USGS 1 meter dem
Interval(ft): 3
Min: 736.2
Max: 749.2
Range: 13.0
Average: 742.5
Standard Deviation: 3.25 ft

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Maps Provided By:



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Boundary Center: 39° 35' 20.98, -88° 53' 19.7

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



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

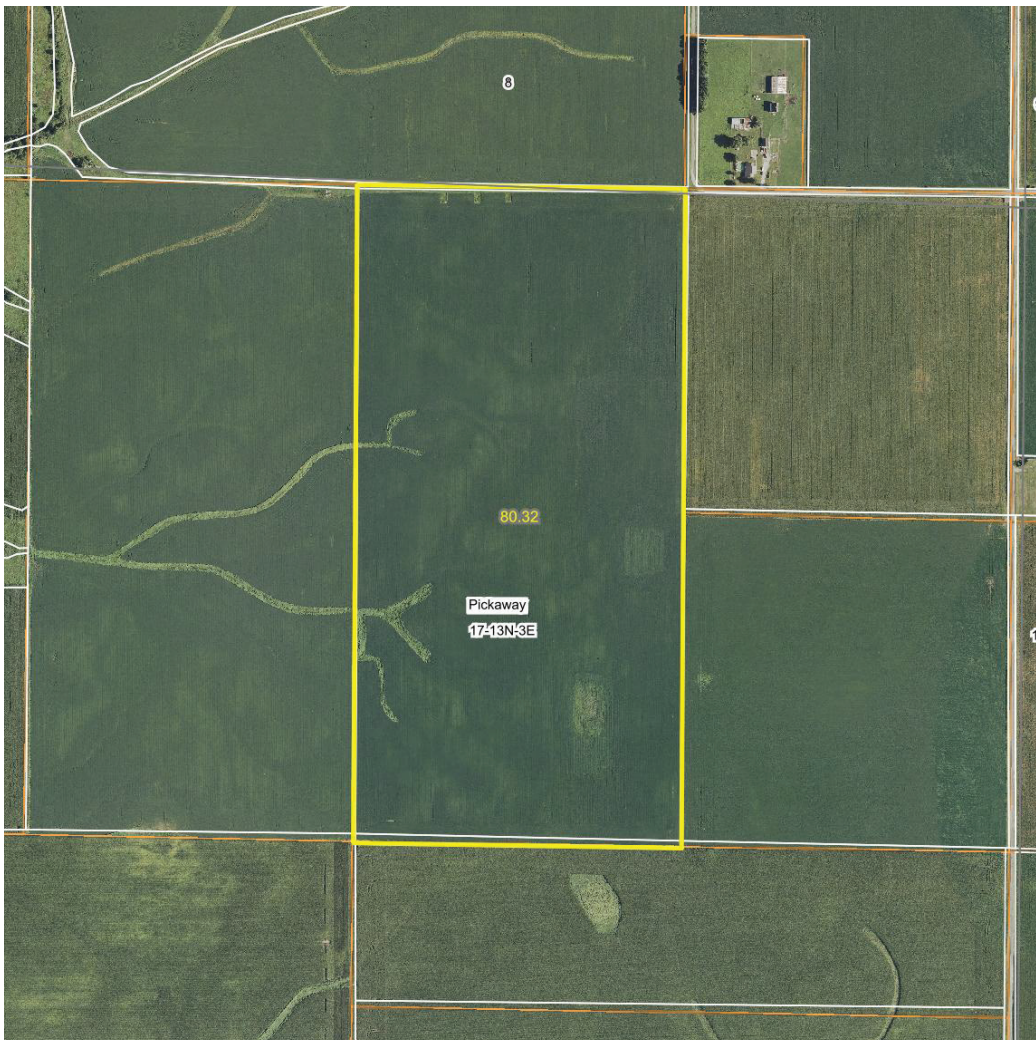


AERIAL VIEW: TRACT 2

80.00

+/- Acres • Pickaway Township • Shelby County, IL

CLARA PRIMMER TRUST FARMS



0ft 607ft 1213ft



17-13N-3E
Shelby County
Illinois



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Maps Provided By:
 **surety**
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Boundary Center: 39° 34' 34.94, -88° 53' 27.15



SOIL MAP: TRACT 2

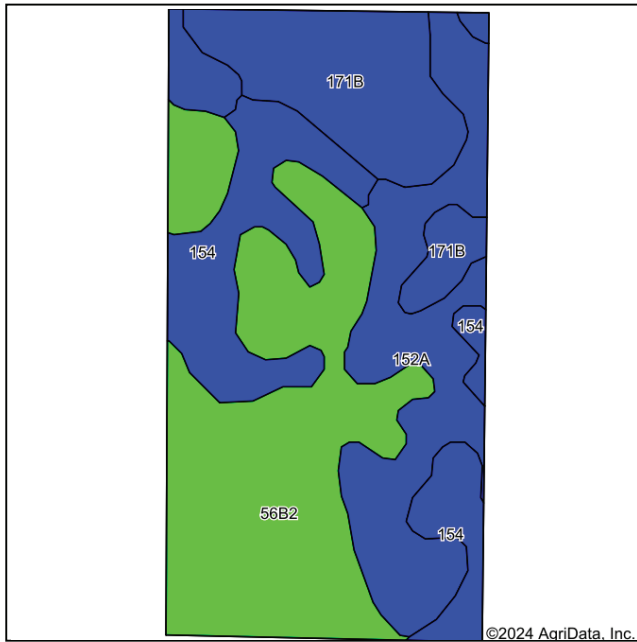
78.81

TILLABLE ACRES • Pickaway Township • Shelby County, IL

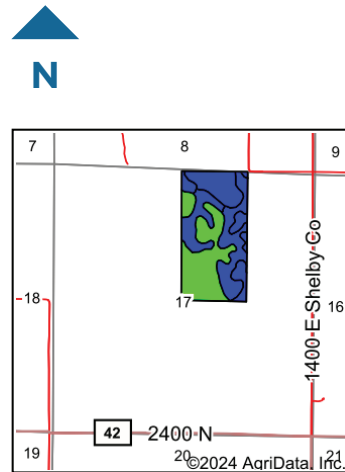
134.5

TILLABLE SOIL PI RATING

CLARA PRIMMER TRUST FARMS



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Shelby**
Location: **17-13N-3E**
Township: **Pickaway**
Acres: **78.81**
Date: **10/2/2024**

Area Symbol: IL173, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	30.94	39.2%		FAV	**169	**53	**65	**123
**152A	Drummer silty clay loam, 0 to 2 percent slopes	18.90	24.0%		FAV	**195	**63	**73	**144
154	Flanagan silt loam	14.72	18.7%		FAV	194	63	77	144
**171B	Catlin silt loam, 2 to 5 percent slopes	14.25	18.1%		FAV	**185	**58	**72	**137
Weighted Average						182.8	58.2	70.4	134.5

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

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

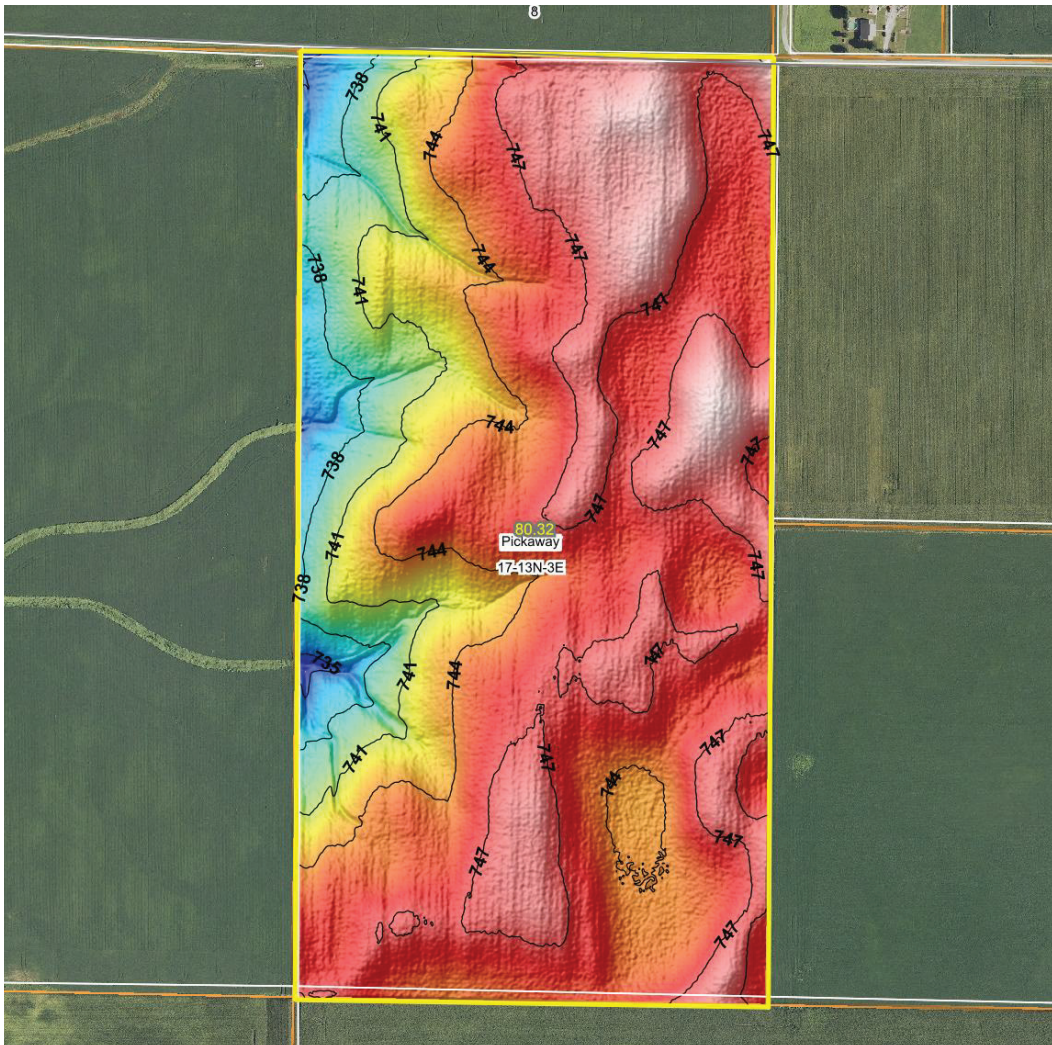


TOPOGRAPHY: TRACT 2

80.00

+/- Acres • Pickaway Township • Shelby County, IL

CLARA PRIMMER TRUST FARMS



0ft 427ft 853ft

17-13N-3E
Shelby County
Illinois

Low Elevation High



Source: USGS 1 meter dem
Interval(ft): 3
Min: 733.4
Max: 750.3
Range: 16.9
Average: 744.8
Standard Deviation: 3.18 ft

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Boundary Center: 39° 34' 34.94, -88° 53' 27.15

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



GENERAL TERMS

SALE PROPERTY

Field Level Agriculture, Inc., is offering 160.00 real estate tax acres via public auction. The property consists of 80.00 +/- tax acres (Tract #1) located in Section 8, Pickaway Township, Shelby County and 80.00 +/- tax acres (Tract #2) located in Section 17, Pickaway Township, Shelby County. The subject farms are in row crop production.

The sale will be held February 18, 2025, at 10:00 am at the Macon Community Center, 1039 W. Woodcock Rd., Macon, IL 62544.

PROCEDURE OF SALE

The method of sale for this auction offering will be “Buyers Choice and Privilege”. The winning bidder will have the right to select any one or both tracts after the first round of bidding has concluded. If one tract is not selected by the winning bidder, it will be offered to the runner-up bidder at the winning bid.

At that time, if one tract is still not selected, it will be offered via a new bidding process. Tracts will not be available after selection – this is not a multi-parcel/combination auction. Bidding will be on a per acre basis, with the winning bid multiplied by the advertised acreage to determine the contract price.

DOWN PAYMENT

Upon acceptance of winning bid, the successful bidder shall be required to enter into a written purchase agreement and submit 10% earnest money by personal check, cashier's check or bank wire. Your bidding is not contingent upon financing. **Please secure all financing arrangements prior to participation in the auction.**

CLOSING

The closing shall occur on or before March 31, 2025, at First Illinois Title Group.

REAL ESTATE TAXES

The 2023 real estate taxes due in 2024 have been paid by the Seller. Buyer will receive a credit at closing for the 2024 real estate taxes payable in 2025, based on most recent ascertainable figures. The buyer shall then be responsible for payment of said taxes.

POSSESSION

Seller is retaining all rights to the 2024 crop. Possession will be granted at closing, subject to the tenant in possession. The farm is open for 2025 and access will be granted upon closing.

MINERALS

The owner's interest in any mineral rights, if any, will be included with the sale of the property. The seller does not warrant mineral rights and the title company will not insure mineral rights.

EASEMENTS

This property sells subject to any and all easements of record and they will be conveyed with the property.

REIMBURSEMENTS DUE

There are no reimbursements due as part of this transaction.

AGENCY

Field Level Agriculture, Inc., its brokers and representatives, are the agent of the Sellers only.

Land Auction @ 10:00am on Feb. 18

Managing Broker: Seth Baker

DISCLAIMER

The information in this brochure is considered to be accurate, however, the information is subject to verification. No liability for errors or omissions is assumed. The property is being sold on an “AS IS, WHERE IS, WITH ALL FAULTS” basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or Field Level Agriculture, Inc. The information contained in the supporting literature is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Field Level Agriculture, Inc. Each potential buyer is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and do so at their own risk. Neither the Seller nor Field Level Agriculture, Inc. are warranting and specific zoning classification, location of utilities, nor warranting or representing as to fitness for a particular use access, or physical or environmental condition. Diagrams and dimensions in the marketing literature are approximate. All information contained in any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Announcements made over online bidding platform take precedence over all printed material.

THANK YOU FOR YOUR INTEREST

CLARA PRIMMER TRUST FARMS
FARM AUCTION



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

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Times are changing rapidly in the agriculture industry. Field Level Agriculture, Inc., provides peace of mind through extensive experience and professionalism. We provide professional farmland appraisals, brokerage, auction and management services to landowners looking for the information necessary to make the best financial decisions for themselves and their families.

Professional farmland services from a **FIELD LEVEL** point of view.