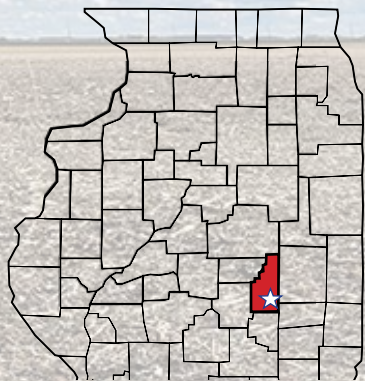


FARMLAND AUCTION

282.56±
Surveyed Acres

Piatt County, IL
in 3 Tracts



Tuesday, February 4, 2025
at 10:00 a.m.



Virtual Online Only Auction!

267.84± FSA cropland acres
Class A Farm - avg. Soil PI 140.6

**Click Here to CREATE an
account, REGISTER to Bid and
VIEW Auction!**

Click below for instructions on how to

Create an Auction Account

Bid On-Line

View an Auction

No buyer's premium to bid online

Seller: Blanche Grah Brown Estate

Boundary lines are approximate.

For more information, contact:
Christopher S. (Scott) Johnson, AFM
Designated Managing Broker
217-369-7046 christopher.johnson@pgim.com
601 E. Main St., Suite 210, Mahomet, IL 61853



Piatt County Farm Auction Information

Auction: Tuesday, February 4, 2025, at 10:00 a.m.

Online Information: www.capitalag.com

Online Bidding Powered by: BidWrangler

Procedure: 282.56± total acres of farmland offered in **3 tracts** to be sold based upon surveyed acres. Each tract will be auctioned individually. Buyers interested in the entire farm will need to bid on each tract. Property will be sold in a manner resulting in the highest sales price per acre, subject to acceptance by Owner/Seller. All bidding will be on a per acre basis. The final purchase price will be calculated by multiplying the per acre price times the surveyed acres. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one purchase contract and deed per tract. Property is being sold on an "as is/where is" basis.

The successful bidder(s) will be required to enter into a purchase agreement immediately following the close of the auction. The agreement must be signed and returned to the Seller's attorney by e-mail, fax or hand delivery to the Seller's attorney by 4:00 p.m. the day of the auction. A personal or cashier's check or wire transfer for 10% of the purchase price delivered to account designated by the Seller's attorney by 4:00 p.m. on February 4, 2025. The balance of the purchase price is due at closing, which will occur on or before March 4, 2025. The property is being sold in 3 tracts.

Financing: Bidders must have arranged financing prior to the auction and should be prepared to enter into purchase contract following the auction, and pay cash at closing. Bidding is not subject to financing, appraisal or inspection contingency.

Terms: Cash. Ten percent (10%) earnest money deposit of contract selling price required on auction day at time of signing the purchase agreement, to be transferred either by personal or cashier's check or wire transfer to account designated by the Seller's attorney delivered by 4:00 p.m., February 4, 2025. Balance due upon closing.

Closing & Possession: Closing to occur on or before March 4, 2025. Seller will provide title insurance to buyer equal to the contract purchase price at closing. Title to be conveyed via an Administrator's Deed.

Property Location: Part of Section 36, Bement Twp. 17N, Range 5E, Piatt Co., IL, at IL Route 105 & Hammond Road (E 700th N Rd. & N 900th E Rd.)

Mineral Rights: Any mineral rights owned by Seller will be conveyed to Buyer(s) at closing.

Lease: Open for 2025

Survey: The farm is being sold based upon surveyed acres.

FSA Information: Farm #147, Tract #1131

Crop	Base Ac.**	Tract Yield**	2024 Program
Corn	131.00	185	ARC-CO
Soybeans	131.00	56	ARC-CO

**Exact FSA cropland acres, base acres and yield per tract to be determined after reconstitution from the Piatt County FSA Office.

Real Estate Taxes: The 2025 real estate taxes for all parcels, due in 2026, to be paid by buyer(s). The Seller has paid the 2023 real estate taxes due in 2024. Seller will give a credit to the buyer(s) at closing for the 2024 payable 2025 real estate taxes, based upon the most current and available information. The 2023 taxes paid in 2024 were:

Parcel Number	Tax Acres	Total Taxes	Tax Per/Ac.
01-36-17-005-001	281.73	\$18,071.30	\$64.14

***Exact tax acres and total taxes per tract to be determined after split from the Piatt County Assessor's & Treasurer's Offices. According to the Piatt County Treasurer's Office, the farm is located in the Lake Fork Main & Lake Fork Sub 1 Drainage District.

Zoning: A-1 Agricultural

Improvements: Tract 3: 36' grain bin with dryer system, 2 - 20' grain bins with aeration floors

Seller's Attorney: Kelly Ford
Banner Ford LLP
1605 S. State Street, Suite 103
Champaign, IL 61820
217-353-4900

Seller: Blanche Grah Brown Estate

Auctioneer: Timothy A. Harris, Designated Managing Broker
Capital Agricultural Property Services, Inc.
Illinois Auctioneer Lic. #441.001976

Agency: Capital Agricultural Property Services, Inc.,
Christopher S. (Scott) Johnson and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.



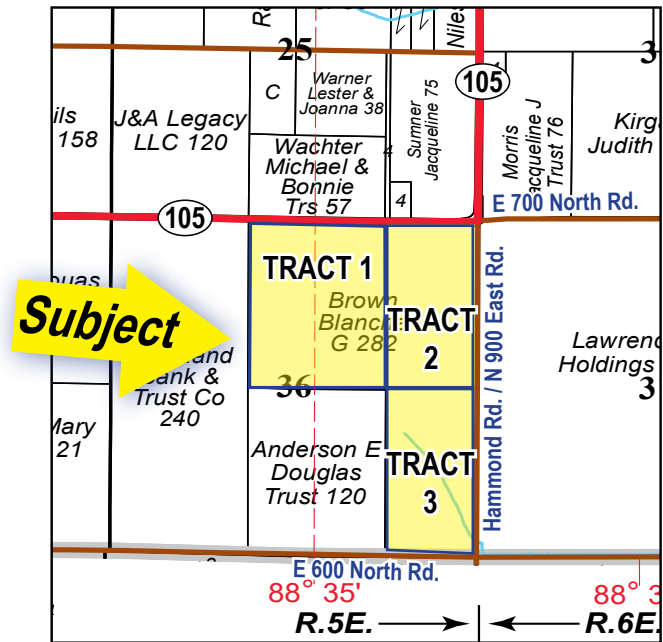
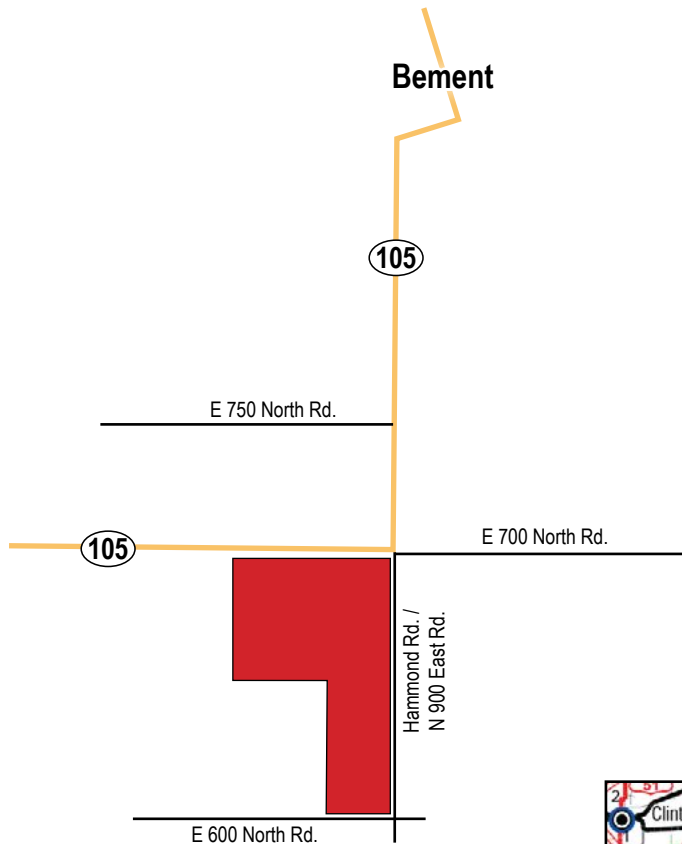
For more information, contact:
Christopher S. (Scott) Johnson, AFM,
Designated Managing Broker

217-369-7046 christopher.johnson@pgim.com

All announcements made the day of auction take precedence over any prior advertising, either written or oral.

Blanche Grah Brown Estate Farm Piatt County, IL

282.56± TOTAL SURVEYED ACRES
267.84± FSA CROPLAND ACRES
OFFERED IN 3 TRACTS



Plat Map courtesy of Rockford Map Publishers.

Property Location:

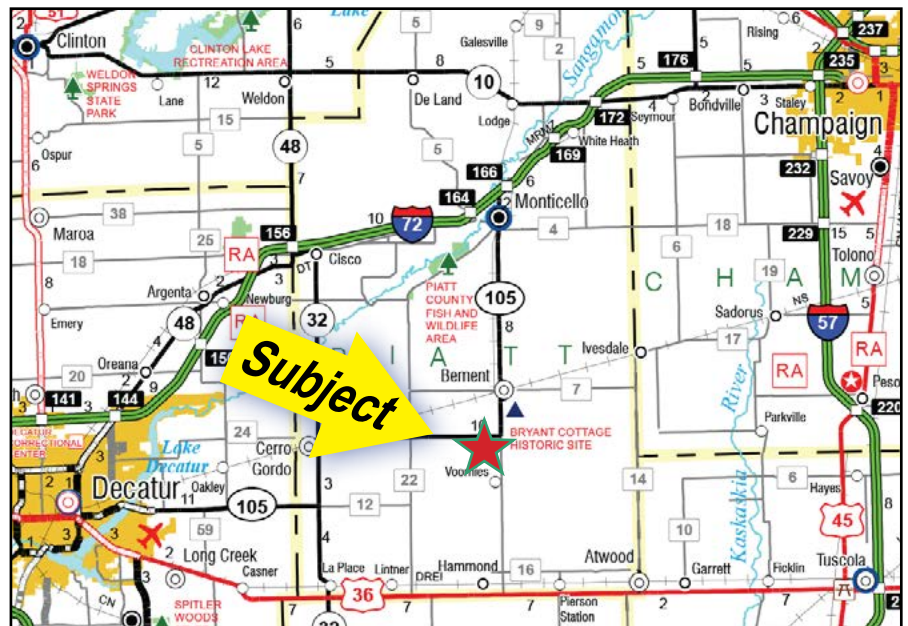
Corner of IL Rte. 105 / 700 North Rd. & Hammond Rd. / 900 East Rd., Bement, IL

- 2± miles south of Bement, IL
- 22± miles northwest of Tuscola, IL
- 23± miles east of Decatur, IL
- 30± miles southwest of Champaign, IL

Directions to Property:

From Interstate 72, take Exit #166 - IL Route 105 South towards Bement. Continue south on IL Route 105 to E 700 N Rd. & Hammond Rd. / N 900 E Rd. intersection. Farm is located on the southwest corner.

From Illinois Route 36 towards Hammond. Turn north on Hammond Rd. / N 900 E Rd. appx. 7 miles to IL Route 105 / E 700 N Rd. & Hammond Rd. / N 900 E Rd. intersection. Farm is located on the southwest corner.

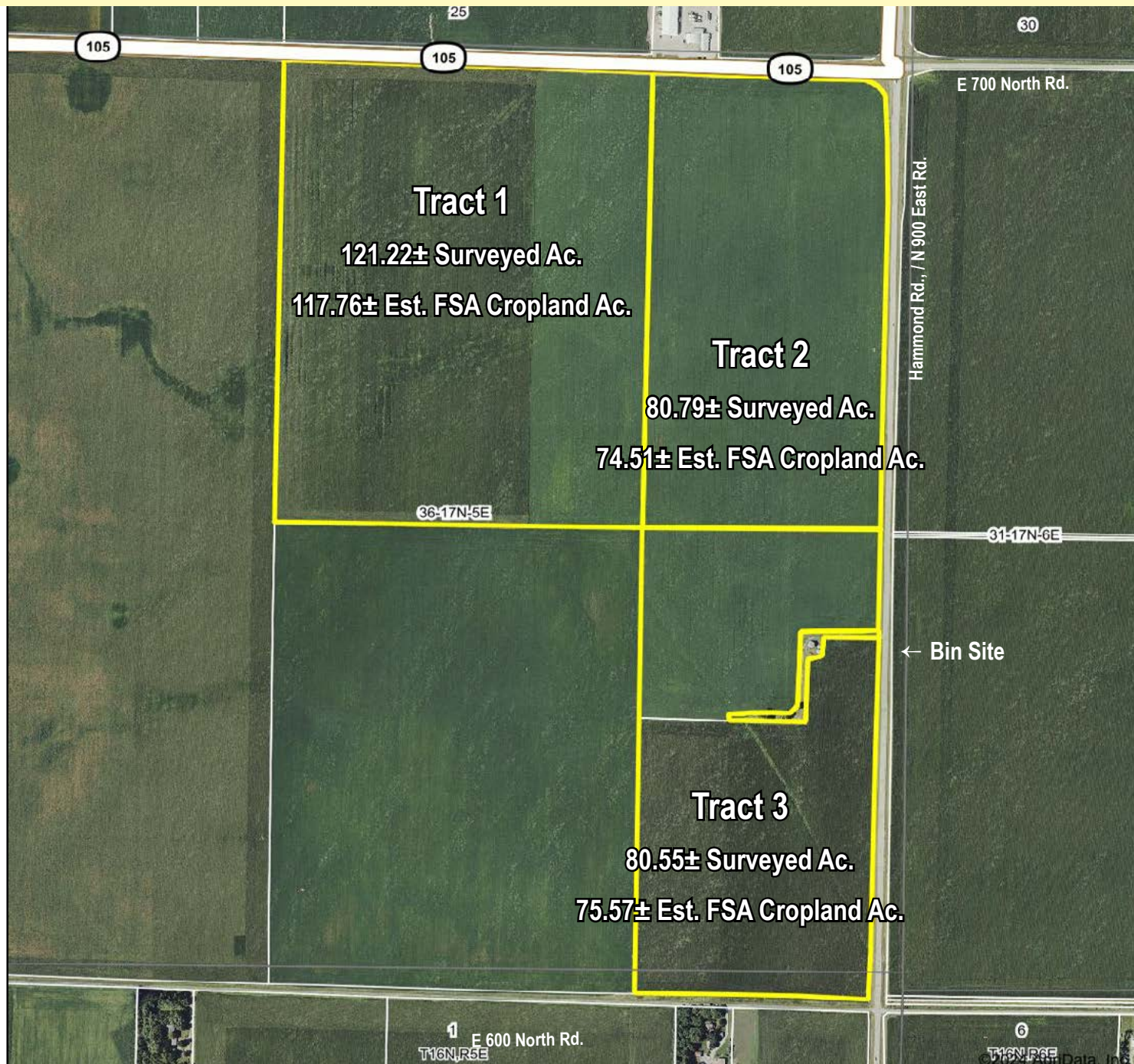


Map courtesy of IDOT.Illinois.gov

All boundary lines are approximate

Blanche Grah Brown Estate Farm
Piatt County, IL

282.56± TOTAL SURVEYED ACRES
267.84± FSA CROPLAND ACRES
OFFERED IN 3 TRACTS



Boundary Center: 39° 53' 10.14, -88° 34' 51.24

36-17N-5E
Piatt County
Illinois

0ft 867ft 1734ft



11/19/2024

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

Exact FSA cropland acres, base acres and yield for each tract to be determined after reconstitution from the Piatt County FSA Office. All boundary lines are approximate.

Blanche Grah Brown Estate Farm
Piatt County, IL

282.56± TOTAL SURVEYED ACRES
267.84± FSA CROPLAND ACRES
OFFERED IN 3 TRACTS



Tract 1 looking northwest

Tract 2 looking north



Tract 3 looking northeast

All boundary lines are approximate.

282.56± TOTAL SURVEYED ACRES
267.84± FSA CROPLAND ACRES
OFFERED IN 3 TRACTS



All boundary lines are approximate.

Blanche Grah Brown Estate Farm

Piatt County, IL

282.56± TOTAL SURVEYED ACRES
267.84± FSA CROPLAND ACRES
OFFERED IN 3 TRACTS

ILLINOIS
PIATT

Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 147
Prepared : 11/21/24 8:19 AM CST
Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
269.25	267.84	267.84	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag. Rel. Activity	SOD
0.00	0.00	267.84	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	131.00	0.00	185	
Soybeans	131.00	0.00	56	0
TOTAL	262.00	0.00		

NOTES

Tract Number : 1131
Description : E16-2 T17N-R5E SEC. 36
FSA Physical Location : ILLINOIS/PIATT
ANSI Physical Location : ILLINOIS/PIATT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BLANCHE GRAH BROWN ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
269.25	267.84	267.84	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	267.84	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	131.00	0.00	185
Soybeans	131.00	0.00	56
TOTAL	262.00	0.00	

NOTES

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: usda.nondiscrimination@usda.gov. USDA is an equal opportunity provider, employer, and lender.

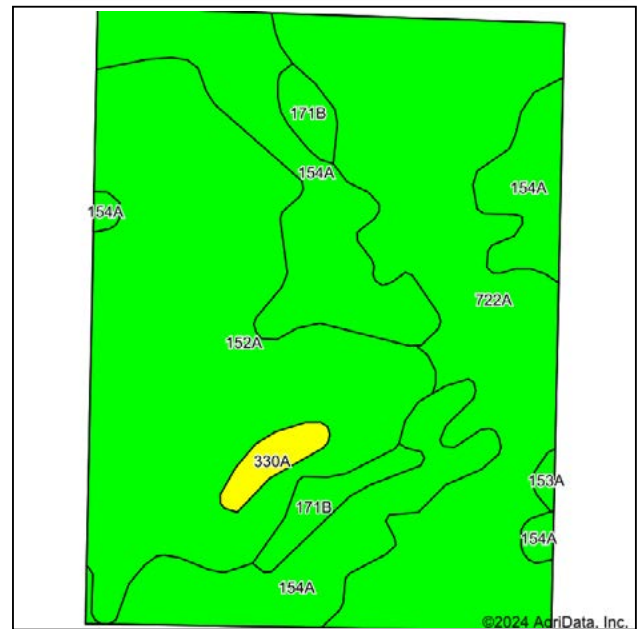


Blanche Grah Brown Estate Farm

Piatt County, IL

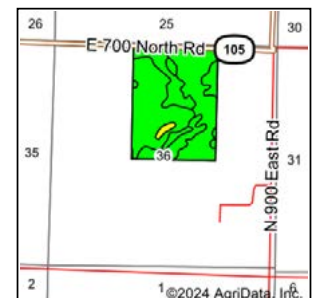
TRACT 1
121.22± TOTAL SURVEYED ACRES
117.76± EST. FSA CROPLAND ACRES

Aerial Map



Area Symbol: IL147, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	43.38	36.9%		**195	**63	**144
**722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	38.46	32.7%		**183	**60	**136
154A	Flanagan silt loam, 0 to 2 percent slopes	30.06	25.5%		194	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	3.80	3.2%		**185	**58	**137
**330A	Peotone silty clay loam, 0 to 2 percent slopes	1.68	1.4%		**164	**55	**123
**153A	Pella silty clay loam, 0 to 2 percent slopes	0.38	0.3%		**183	**60	**136
Weighted Average					190	61.7	140.8

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



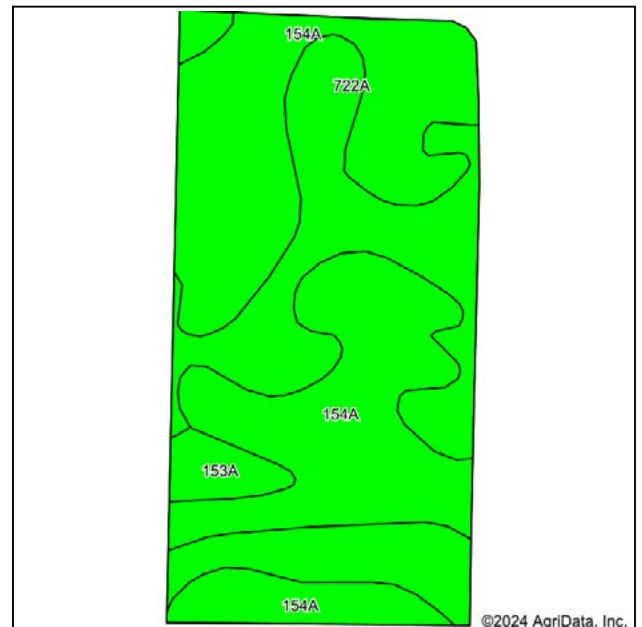
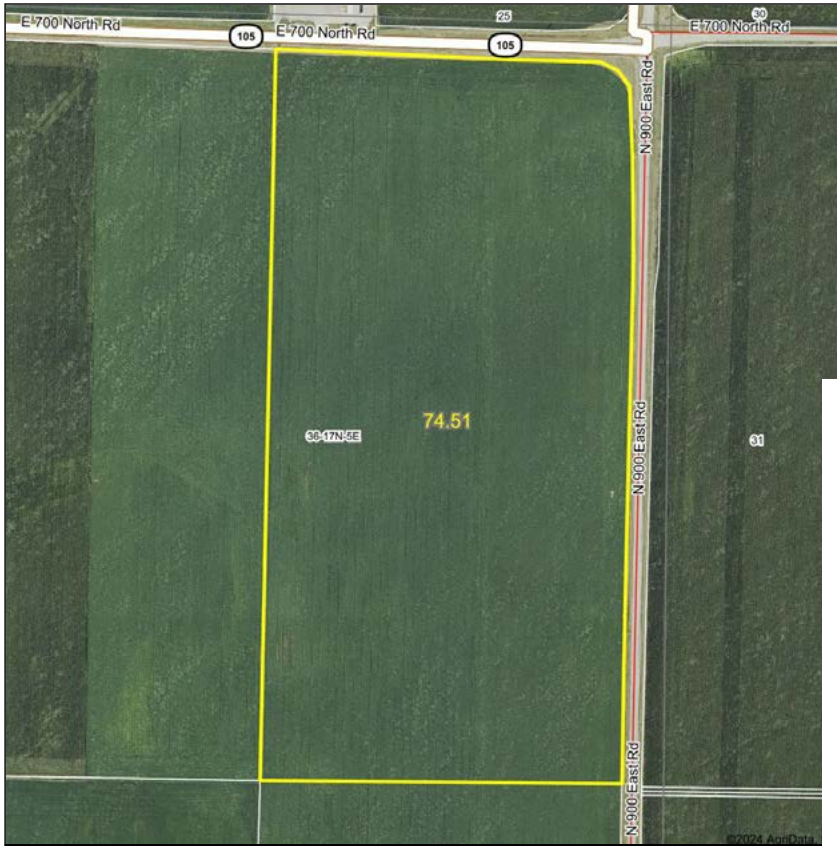
State: Illinois
 County: Piatt
 Location: 36-17N-5E
 Township: Bement
 Acres: 117.76
 Date: 11/15/2024

Exact FSA cropland acres, base acres and yield for each tract to be determined after reconstitution from the Piatt County FSA Office. All boundary lines are approximate.

Blanche Grah Brown Estate Farm Piatt County, IL

TRACT 2
80.79± TOTAL SURVEYED ACRES
74.51± EST. FSA CROPLAND ACRES

Aerial Map



Soils data provided by USDA and NRCS.

Boundary Center: 39° 53' 23.05, -88° 34' 38.58

0ft 423ft 84

36-17N-5E
Piatt County
Illinois

11/19/2024

CAPS CAPITAL AGRICULTURAL PROPERTY SERVICES

Maps Provided By: surety

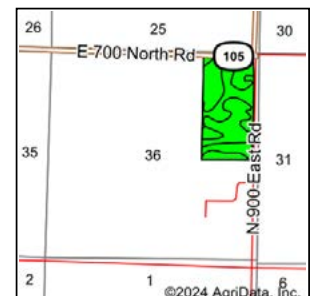
Field borders provided by Farm Service Agency as of 5/21/2008

Area Symbol: IL147, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	46.24	62.0%		194	63	144
**722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	25.75	34.6%		**183	**60	**136
**153A	Pella silty clay loam, 0 to 2 percent slopes	2.52	3.4%		**183	**60	**136
Weighted Average					189.8	61.9	141

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



State: Illinois
County: Piatt
Location: 36-17N-5E
Township: Bement
Acres: 74.51
Date: 11/19/2024

CAPS CAPITAL AGRICULTURAL PROPERTY SERVICES

Maps Provided By: surety

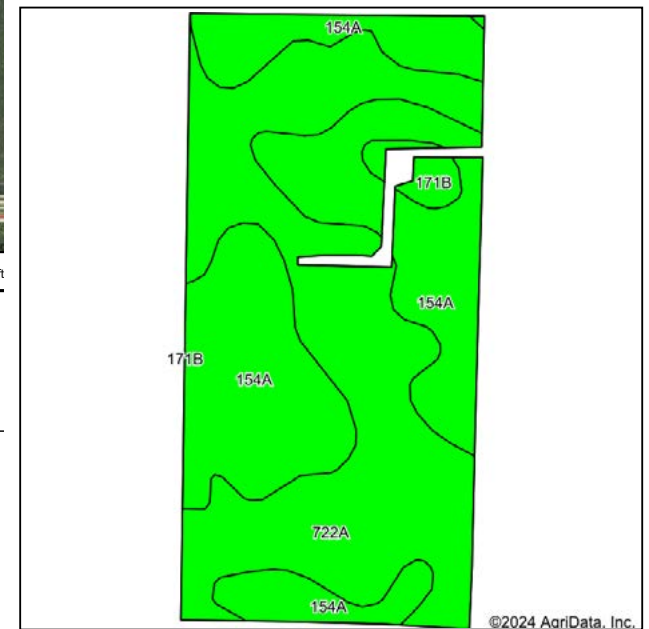
Field borders provided by Farm Service Agency as of 5/21/2008

Exact FSA cropland acres, base acres and yield for each tract to be determined after reconstitution from the Piatt County FSA Office. All boundary lines are approximate.

Blanche Grah Brown Estate Farm Piatt County, IL

TRACT 3
80.55± TOTAL SURVEYED ACRES
75.57± EST. FSA CROPLAND ACRES

Aerial Map



Improvements: 36' grain bin with dryer system
 2 - 20' grain bins with aeration floors

Area Symbol: IL147, Soil Area Version: 20

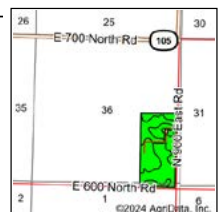
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	37.27	49.3%		194	63	144
**722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	36.79	48.7%		**183	**60	**136
**171B	Catlin silt loam, 2 to 5 percent slopes	1.51	2.0%		**185	**58	**137
Weighted Average					188.5	61.4	140

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

State: Illinois
 County: Piatt
 Location: 36-17N-5E
 Township: Bement
 Acres: 75.57
 Date: 11/19/2024



Exact FSA cropland acres, base acres and yield for each tract to be determined after reconstitution from the Piatt County FSA Office. All boundary lines are approximate.

Farmland Auction in 3 Tracts

282.56+/- total surveyed acres of

Piatt Co., IL Farmland

Tuesday, February 4, 2025, at 10:00 a.m.

Online: Follow link to register at capitalag/bidwrangler.com

Virtual Online Only Auction!
No buyer's premium to bid online

February						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	



Mark Your CALENDAR

**Further Information
and Auction Services by:**

Christopher S. (Scott) Johnson, AFM
Desg. Managing Broker
christopher.johnson@pgim.com
Call: 217-369-7046

Timothy A. Harris, AFM, Desg. Managing Broker
Licensed Illinois Auctioneer
#441.001976
timothy.a.harris@pgim.com
Call: 815-875-7418



**Click Here to CREATE an
account, REGISTER to Bid and
VIEW Auction!**

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