

TILLABLE FARMLAND AVAILABLE

ONLINE ONLY AUCTION

BIDDING ENDS TUESDAY, MARCH 11, 2025 AT 3:00 PM CT



Bryan Bergdale

712.251.8588 | IL LIC 475182830

Bryan@PeoplesCompany.com

Listing #18042



ONLINE ONLY AUCTION

BIDDING ENDS TUESDAY, MARCH 11, 2025 AT 3:00 PM CT



Peoples Company is honored to represent the Charles Marcus Rice II Revocable Trust in selling 77.89 acres m/l of prime farmland in Madison County, Illinois. The farm consists of 77.36 tillable acres carrying a Productivity Index of 132.8. Soil types include Virden-Fosterburg silt loam and Herrick silt loam.

This auction offers a rare opportunity to establish or expand your row-crop operation or secure a top-grade land

investment near the St. Louis Metro. This property is ideally situated close to Illinois Route 4 and 140, providing smooth transportation for hauling grain to the numerous grain elevators nearby. Additionally, the farm benefits from its proximity to grain terminals along the Mississippi River, which provides strong basis opportunities and logistical advantages for grain marketing. The area's robust agricultural infrastructure ensures high market accessibility and competitive pricing. The farm is located in Section 28 of Alhambra Township along the west side of Conn Road.

This is a unique chance to acquire farmland that has been family-owned and unavailable to the public for generations. Farmland in this area of Madison County is known to be tightly held, with ownership often transferring from generation to generation. Nearly 100% tillable and containing productive soils, this farm will be a highly desirable add-on to an existing farming operation or a wise investment for the buyer looking to diversify their portfolio or hedge inflation. The farm is open for the 2025 cropping season. Take advantage of this opportunity to own a piece of prime Madison County farmland.



Bryan Bergdale

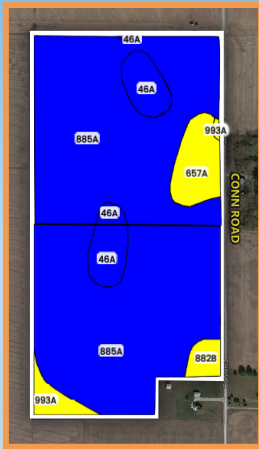
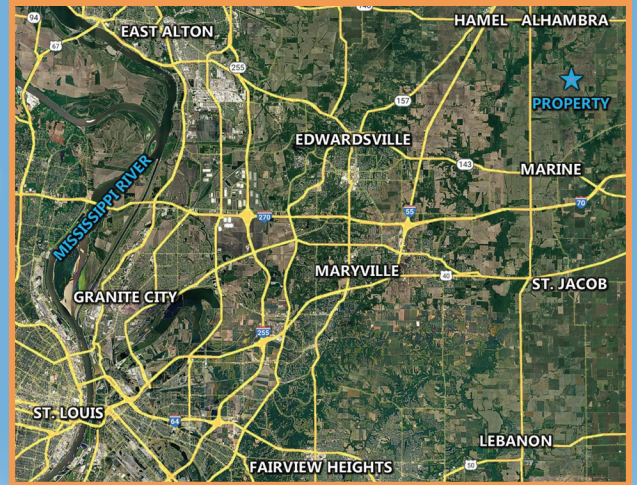
712.251.8588 | IL LIC 475182830

Bryan@PeoplesCompany.com

DIRECTIONS:

From Alhambra, IL: From the intersection of Bell Street and Main Street, head west for 1.5 miles on Main Street. Turn left (south) onto Conn Road for 3 miles. The farm is situated on the east side of Conn Road. Look for the Peoples Company signs.

From Marine, IL: From the intersection of W Division Street and S Duncan Street, head north for 0.7 miles on N Duncan Street. Continue onto Marine Road for 2.3 miles. Turn right (east) on 1200 N/Fruit Road for 0.8 miles. Turn left (north) onto Conn Road for 1.3 miles. The farm is situated on the east side of Conn Road. Look for the Peoples Company signs.



Tillable Soils Map

Code	Description	Acres	% of Field	Legend	IL PI
885A	Virden-Fosterburg silt loams	128.94	166.68%	●	135
46A	Herrick silt loam	5.79	7.48%	●	133
657A	Burksville silt loam	4.08	5.27%	●	108
882B	Oconee-Darmstadt-Coulterville silt loams	3.90	5.04%	●	106
993A	Cowden-Piasa silt loams	3.46	4.47%	●	111

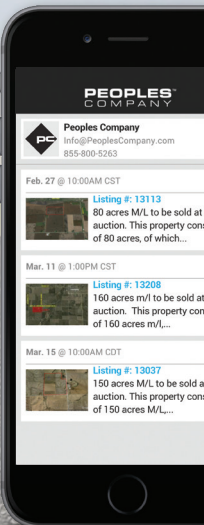
132.8
IL PI

HOW TO BID:

The auction will be conducted on the Peoples Company Bid Wrangler auction platform. The bidding is live and will conclude on Tuesday, March 11, 2025, at 3 PM CT. Any bid placed in the final three minutes of the auction will extend bidding for an additional three minutes. The farm will be sold on a price-per-acre basis.

Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction, click REGISTER TO BID. From there, you will need to create a bidder account. Once your bidder account is created and approved, you can actively bid on the property.

DOWNLOAD THE
APP OR SCAN TO
REGISTER FOR
ONLINE BIDDING!



Listing #18042

PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18042

TILLABLE FARMLAND AVAILABLE ONLINE ONLY AUCTION

BIDDING ENDS TUESDAY, MARCH 11, 2025 AT 3:00 PM CT

Auction Method: The property will be offered as one tract. All bids will be on a price-per-acre basis. A bid placed within three minutes of the scheduled close of the auction will extend bidding by three minutes until all bidding is completed. Bid increments will be at the sole discretion of the auctioneer. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

Agency: Peoples Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Madison County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Madison County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required within 24 hours of the conclusion of the auction. The earnest money payment may be paid in the form of a wire transfer or check. All funds will be held in Madison County Title Company's Trust Account.

Closing: Closing will occur on or before Thursday, April 10, 2025. The balance of the purchase price will be payable at closing in the form of a wire transfer.

Possession: Early possession will be granted with proof of liability insurance.

Farm Lease: The farm lease has been terminated and the farm is available for the 2025 growing season.

Fertilizer: Fertilizer was applied in the fall of 2024 by the previous tenant. The winning bidder will be responsible for refunding the prior tenant in the amount of \$10,730.94 for the fertilizer applied. Copies of the fertilizer application records can be found in the attachments section. If the winning bidder chooses to lease to the prior tenant, no fertilizer reimbursement will be owed. Please contact Agent for more details.

Real Estate Taxes: All real estate taxes for 2025 will be prorated between the Seller and Buyer to the date of Closing.

Contract & Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit the required earnest money into Madison County Title Company's Trust Account. The

terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations, discussions, representations, or information regarding the sale, including this brochure. The Seller will furnish, at Seller's expense, a current Title Commitment for an Owner's Policy in the amount equal to the Total Purchase Price. Buyer will pay the premium for any title insurance policy Buyer chooses to obtain. The Seller agrees to convey marketable title to the property. This sale is not contingent on financing.

Financing: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a price-per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. This auction is with reserve.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc., may vary from figures stated within the marketing material. The Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract.