

COX FARMS

FARMLAND AUCTION
MORGAN COUNTY, IL



WEDNESDAY
MARCH 19
10:00am

IN PERSON AND ONLINE

TWISTED TREE
MUSIC HALL

1061 E. MORTON AVE.
JACKSONVILLE, IL 62650

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

TRACT 1 = 89.84 +/- ACRES

FARMLAND AUCTION

489.32

+/- TOTAL ACRES IN 5 TRACTS

All 5 Tracts receive wind farm income • Morgan County

Josh Peak, AFM

AUCTION MANAGER/BROKER



(217) 473-1399



Josh.Peak@fieldlevelag.com



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



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



TRACT 2 = 111.48 +/- ACRES



TRACT 3 = 118.00 +/- ACRES

THE FIELD LEVEL AG TEAM



Josh Peak, AFM

AUCTION MANAGER/BROKER

1715 W. Morton Ave., Suite 1
Jacksonville, IL 62650

(217) 473-1399

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Tom Courson
Mt. Zion



Seth Baker
Mt. Zion



Nick Suess
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Logan Frye
Springfield



Chris Dorsey
Jacksonville



Ryan
Reifschneider
Belleville



Debra
Reifschneider
Belleville



Alex Head
Mt. Zion



Kinser Wargel
Springfield



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

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

fieldlevelag.com

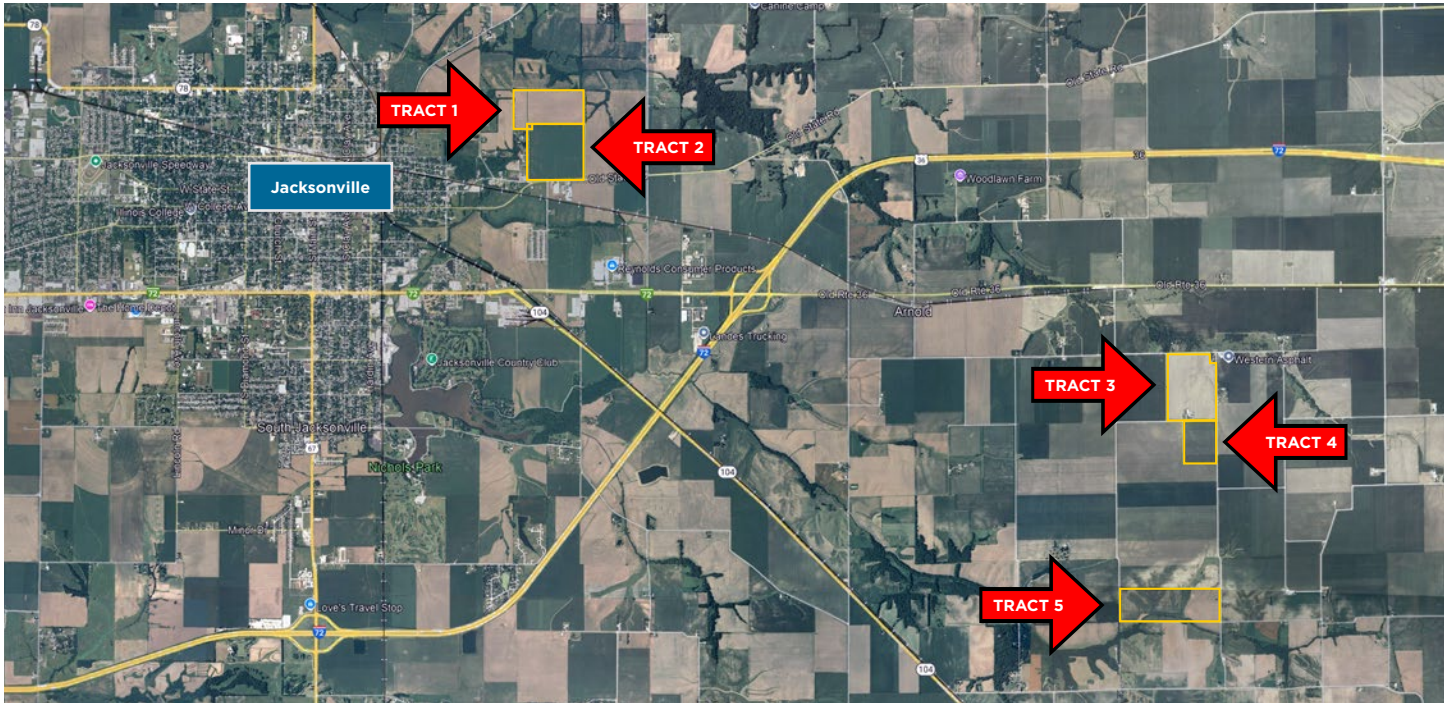


PROPERTY OVERVIEW

Real Estate Tax Data

Cox Farms is being sold via Real Estate survey and tax acres. Figures are from the Morgan County Assessor's Office Tax information. Sections 15 and 22 T 15N R 10W East of Jacksonville. Sections 28 and 33 T15N R 9W 5 miles East of Jacksonville. Section 4 T 14N R9W.

AERIAL OF SALE PROPERTY



TRACT NO.	PIN NO.	ACRES	TAXES	TAXES/ACRE
TRACT 1	09-15-400-013* 09-14-300-001*	89.84	\$4,561.36***	\$50.77
TRACT 2	09-15-400-013** 09-14-300-001** 09-22-200-008 09-23-100-001	111.48	\$5,573.13****	\$49.99
TRACT 3	10-28-300-002 10-28-400-001	118.00	\$5,971.43	\$50.61
TRACT 4	10-33-200-001	50.00	\$2,314.73	\$46.29
TRACT 5	14-04-200-003 14-04-100-002	120.00	\$2,394.79	\$19.96

* Acres to be split from Tract 2 | ** Acres to be split from Tract 1 |

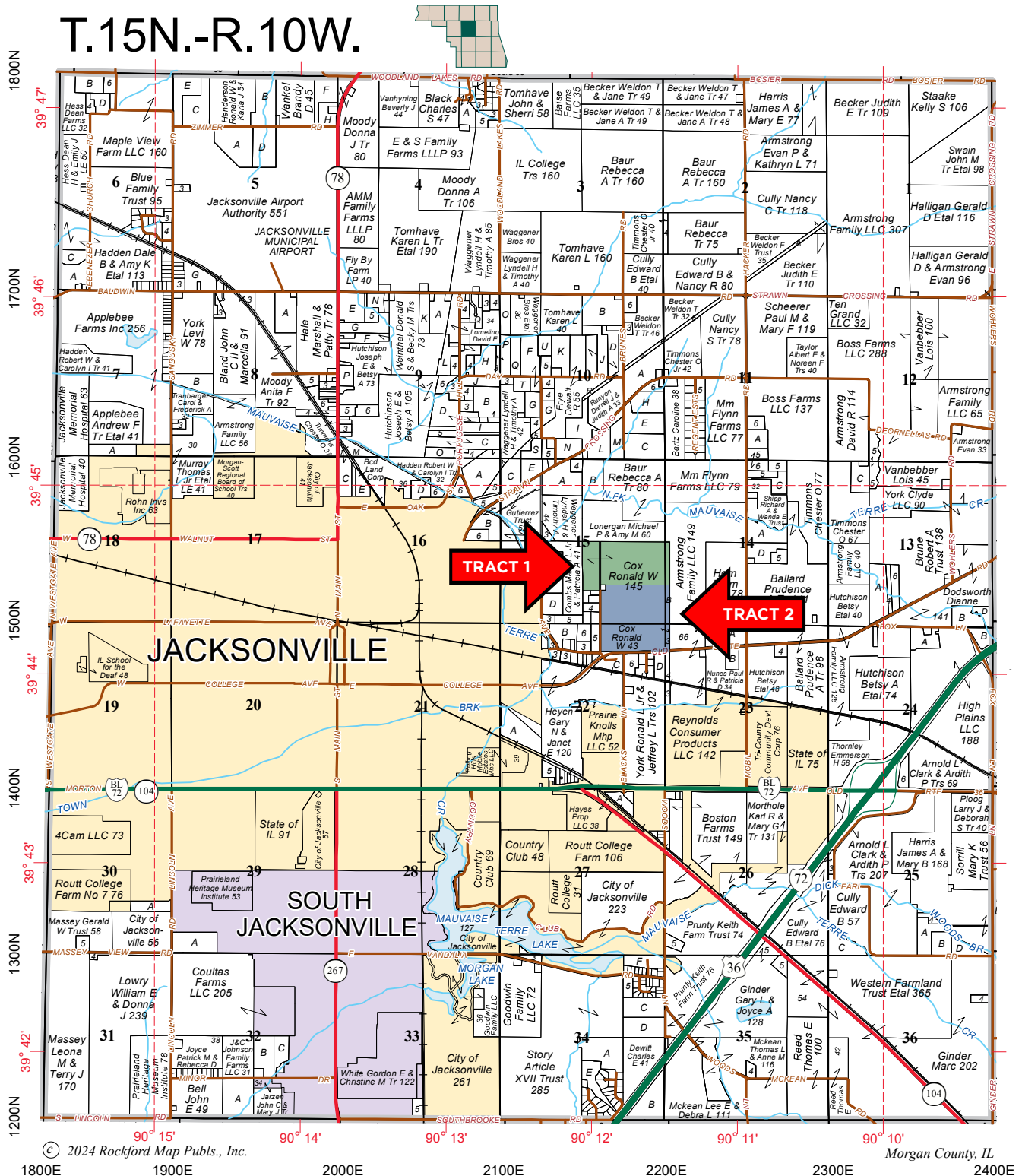
*** Prorated from Pin Number split with Tract 2 | ****Prorated from Pin Number split with Tract 2

Tracts 1 and 2 acres are subject to survey. For information regarding the wind farm income ahead of the auction, please call or reach out to Josh Peak at Josh.Peak@Fieldlevelag.com. At the beginning of the auction, wind farm income will be announced to the online and on-site auction attendees.



PLAT SPECIFICATIONS: TRACTS 1-2

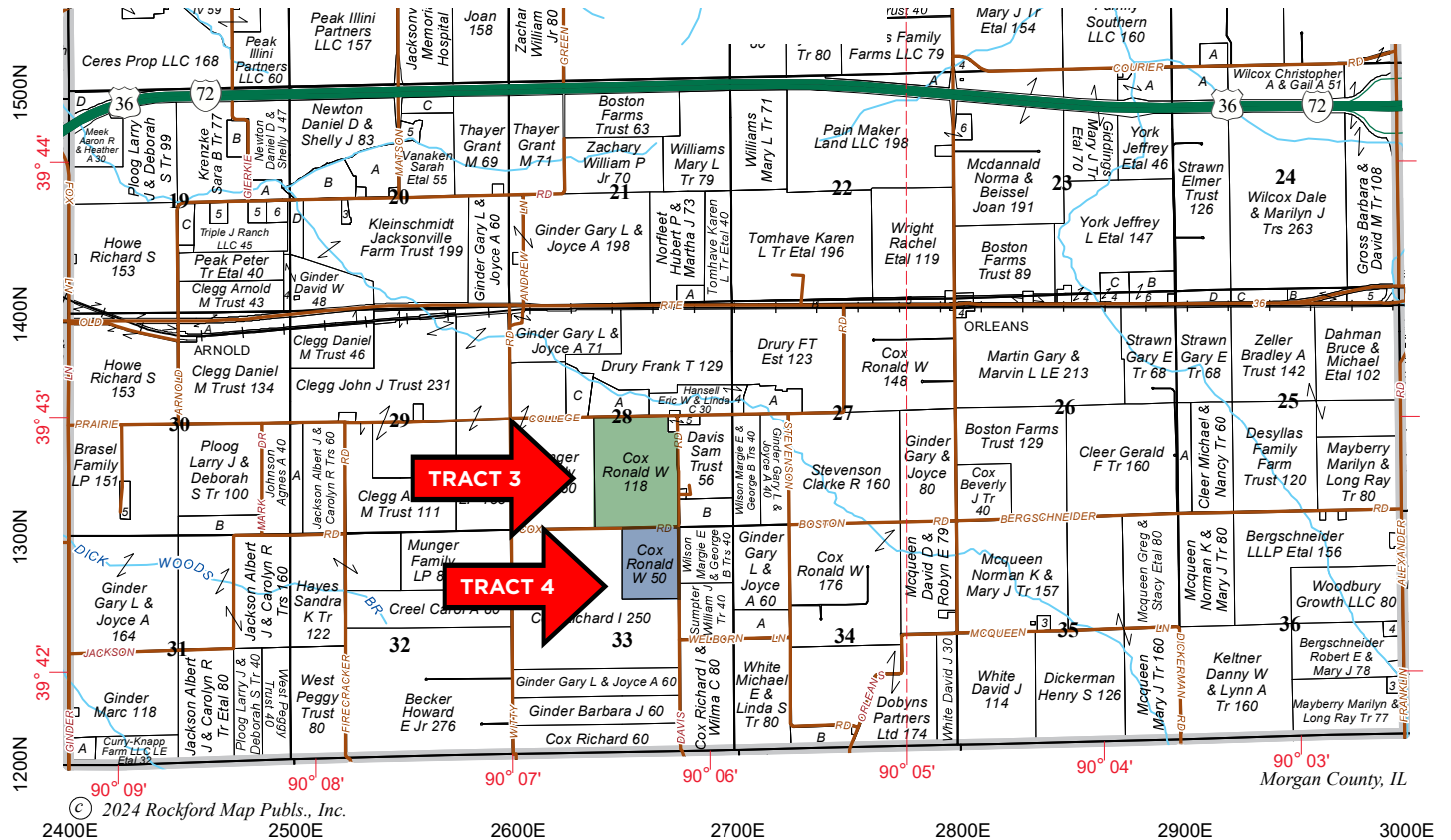
T.15N.-R.10W.



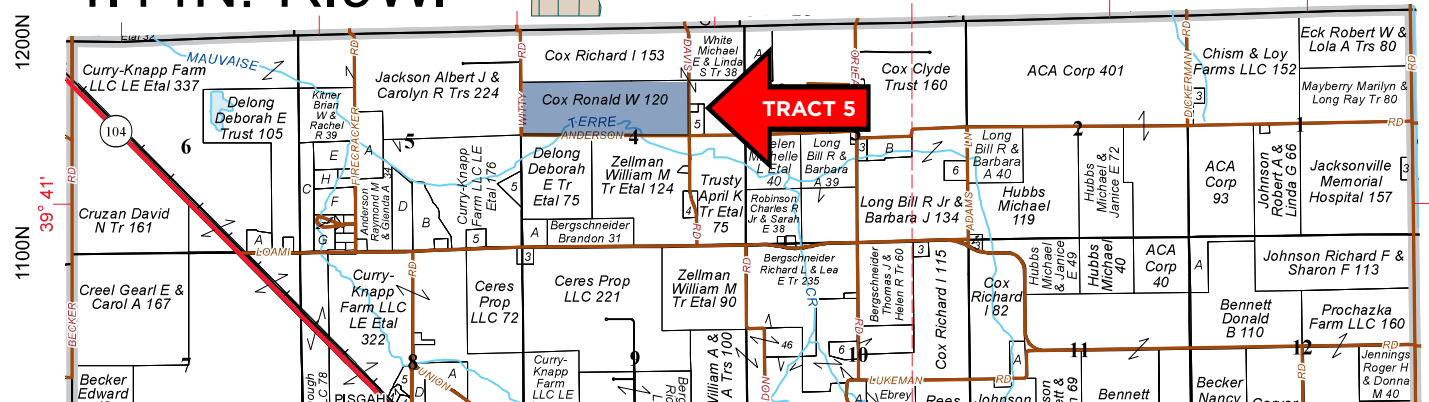
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PLAT SPECIFICATIONS: TRACTS 3-5



T.14N.-R.9W.





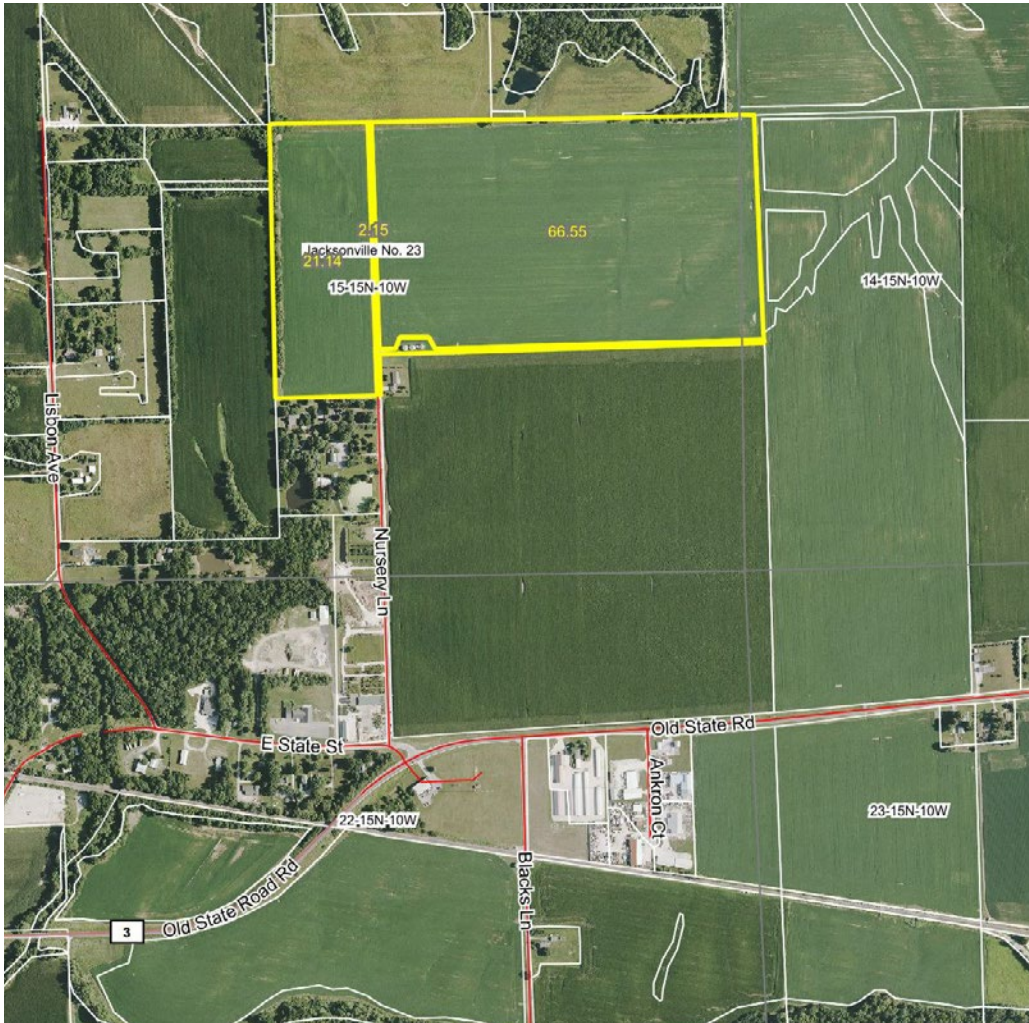
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AERIAL VIEW: TRACT 1

89.84

+/- SURVEY ACRES • Morgan County, IL



0ft 875ft 1751ft



15-15N-10W
Morgan County
Illinois



WIND FARM REVENUE

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Maps Provided By:
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Boundary Center: 39° 44' 34.57, -90° 11' 46.06

04

COX FARMS • Morgan County, IL

fieldlevelag.com



SOIL MAP: TRACT 1

87.38

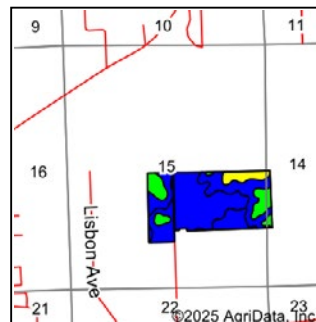
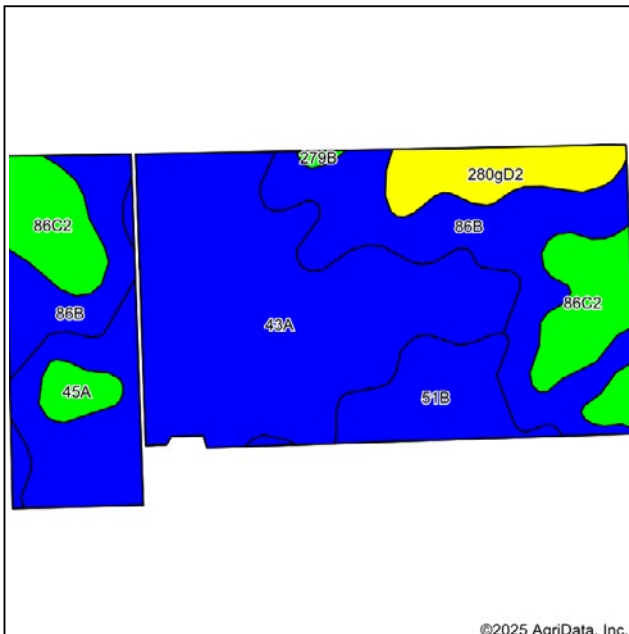
+/- FSA TILLABLE ACRES • Morgan County, IL

137.0

TILLABLE SOIL PI RATING

YIELDS: 2024 Corn = 251 bu/ac

GRAIN STORAGE: 4 grain bins with
total storage capacity of 28,000 bushels



State: **Illinois**
County: **Morgan**
Location: **15-15N-10W**
Township: **Jacksonville No. 23**
Acres: **87.38**
Date: **2/7/2025**

Area Symbol: IL137, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	40.57	46.0%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	22.32	25.3%		**187	**59	**138
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	10.95	12.4%		**178	**56	**131
**51B	Muscature silt loam, 2 to 5 percent slopes	6.93	7.9%		**196	**63	**144
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	5.35	6.1%		**145	**46	**106
45A	Denny silt loam, 0 to 2 percent slopes	1.76	2.0%		159	52	118
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.26	0.3%		**161	**50	**118
Weighted Average					185.2	59.4	137

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

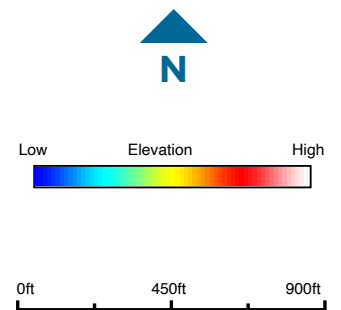
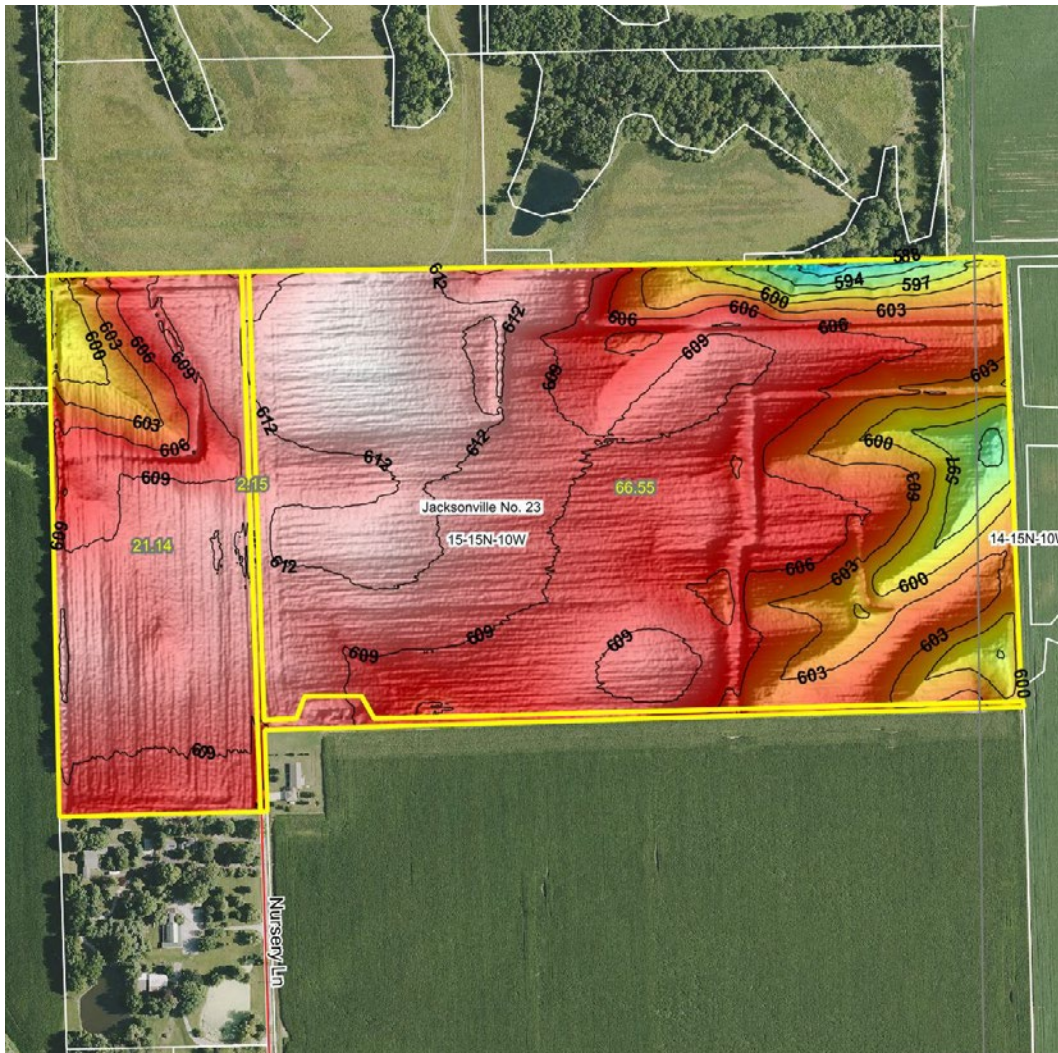
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



TOPOGRAPHY VIEW: TRACT 1

89.84

+/- SURVEY ACRES • Morgan County, IL



Source: USGS 1 meter dem
Interval(ft): 3
Min: 581.8
Max: 615.0
Range: 33.2
Average: 607.6
Standard Deviation: 4.43 ft

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

Maps Provided By:
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Boundary Center: 39° 44' 34.57, -90° 11' 46.06



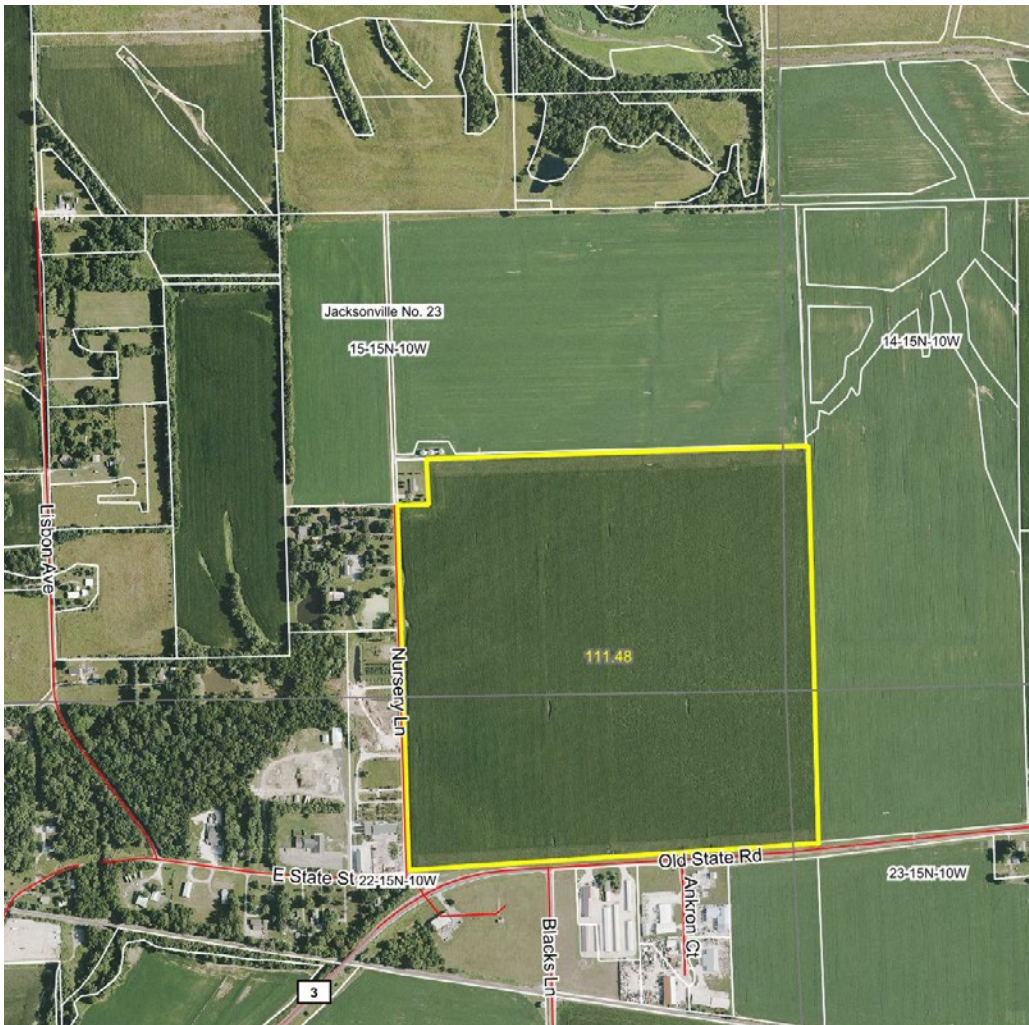
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AERIAL VIEW: TRACT 2

111.48

+/- SURVEY ACRES • Morgan County, IL



0ft 821ft 1641ft



15-15N-10W
Morgan County
Illinois



WIND FARM REVENUE

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Boundary Center: 39° 44' 18.08, -90° 11' 42.13



SOIL MAP: TRACT 2

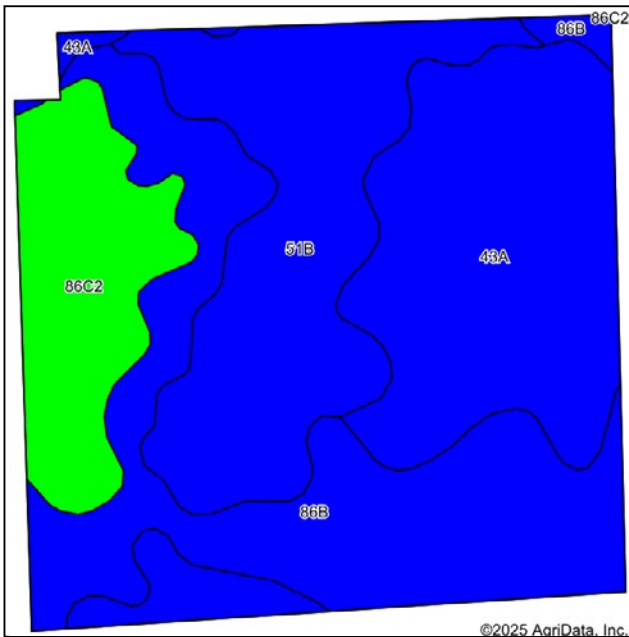
111.08

+/- FSA TILLABLE ACRES • Morgan County, IL

139.8

TILLABLE SOIL PI RATING

YIELDS: 2024 Soybeans = 75 bu/ac.



State: **Illinois**
County: **Morgan**
Location: **15-15N-10W**
Township: **Jacksonville No. 23**
Acres: **111.08**
Date: **2/7/2025**

Area Symbol: IL137, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	34.05	30.5%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	33.87	30.4%		**187	**59	**138
**51B	Muscataine silt loam, 2 to 5 percent slopes	28.11	25.2%		**196	**63	**144
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	15.45	13.9%		**178	**56	**131
Weighted Average					189.2	60.5	139.8

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

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

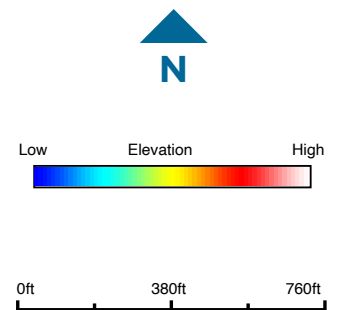
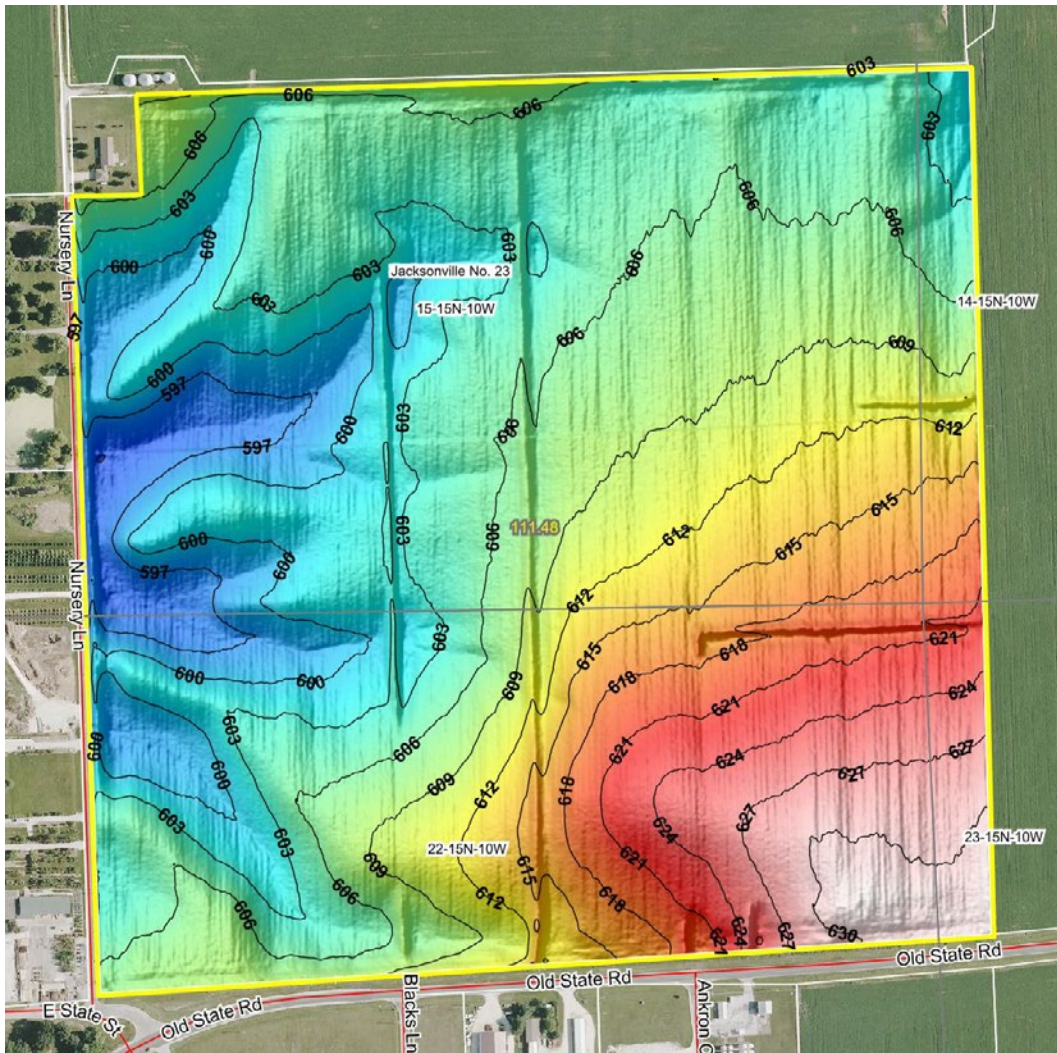
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



TOPOGRAPHY VIEW: TRACT 2

111.48

+/- SURVEY ACRES • Morgan County, IL



Source: USGS 1 meter dem
Interval(ft): 3
Min: 591.6
Max: 631.9
Range: 40.3
Average: 608.7
Standard Deviation: 8.56 ft

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

Maps Provided By:

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Boundary Center: 39° 44' 18.08, -90° 11' 42.13



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AERIAL VIEW: TRACT 3

118.00

+/- TAX ACRES • Morgan County, IL



0ft 763ft 1527ft



28-15N-9W
Morgan County
Illinois



WIND FARM REVENUE

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Boundary Center: 39° 42' 47.06, -90° 6' 22.48

10

COX FARMS • Morgan County, IL

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SOIL MAP: TRACT 3

113.23

+/- FSA TILLABLE ACRES • Morgan County, IL

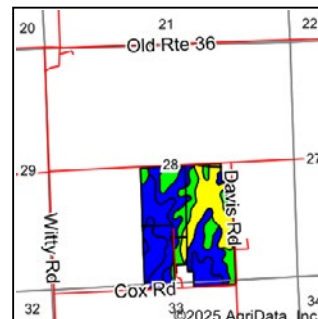
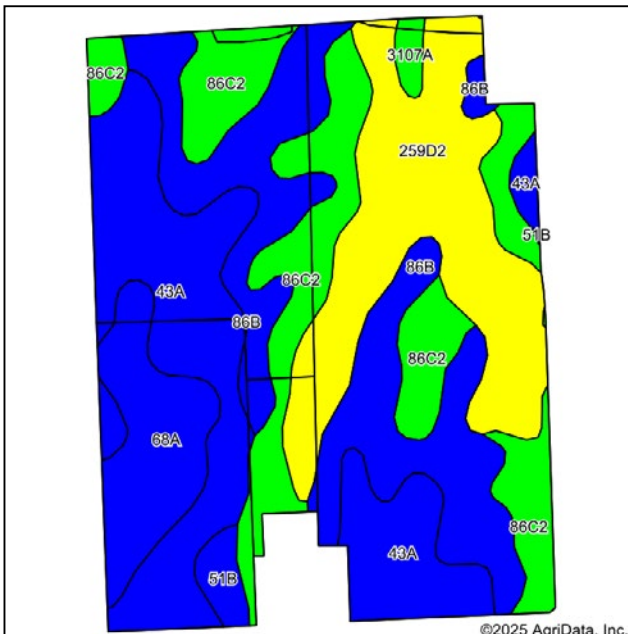
130.7

TILLABLE SOIL PI RATING

YIELDS: 2024 corn = 279 bu/ac.

OUTBUILDINGS: 72' x 30' pole frame, 80' x 50' pole frame, 9,092 sq. ft pole frame, 18' x 16' shed, and 22' x 24' shed.
All buildings sold "as is."

GRAIN STORAGE: 4 grain bins with total storage capacity of 36,000 bushels



State: **Illinois**
County: **Morgan**
Location: **28-15N-9W**
Township: **Alexander**
Acres: **113.23**
Date: **2/7/2025**

Area Symbol: IL137, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	27.84	24.4%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	25.82	22.6%		**187	**59	**138
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	24.51	21.4%		**178	**56	**131
**259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	24.07	21.1%		**142	**45	**104
**68A	Sable silty clay loam, 0 to 2 percent slopes	9.51	8.3%		**192	**63	**143
**51B	Muscature silt loam, 2 to 5 percent slopes	1.65	1.4%		**196	**63	**144
**3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.88	0.8%		**170	**54	**125
Weighted Average					177	56.5	130.7

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

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

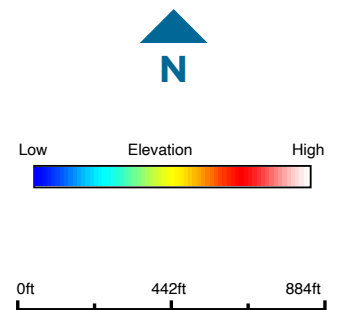
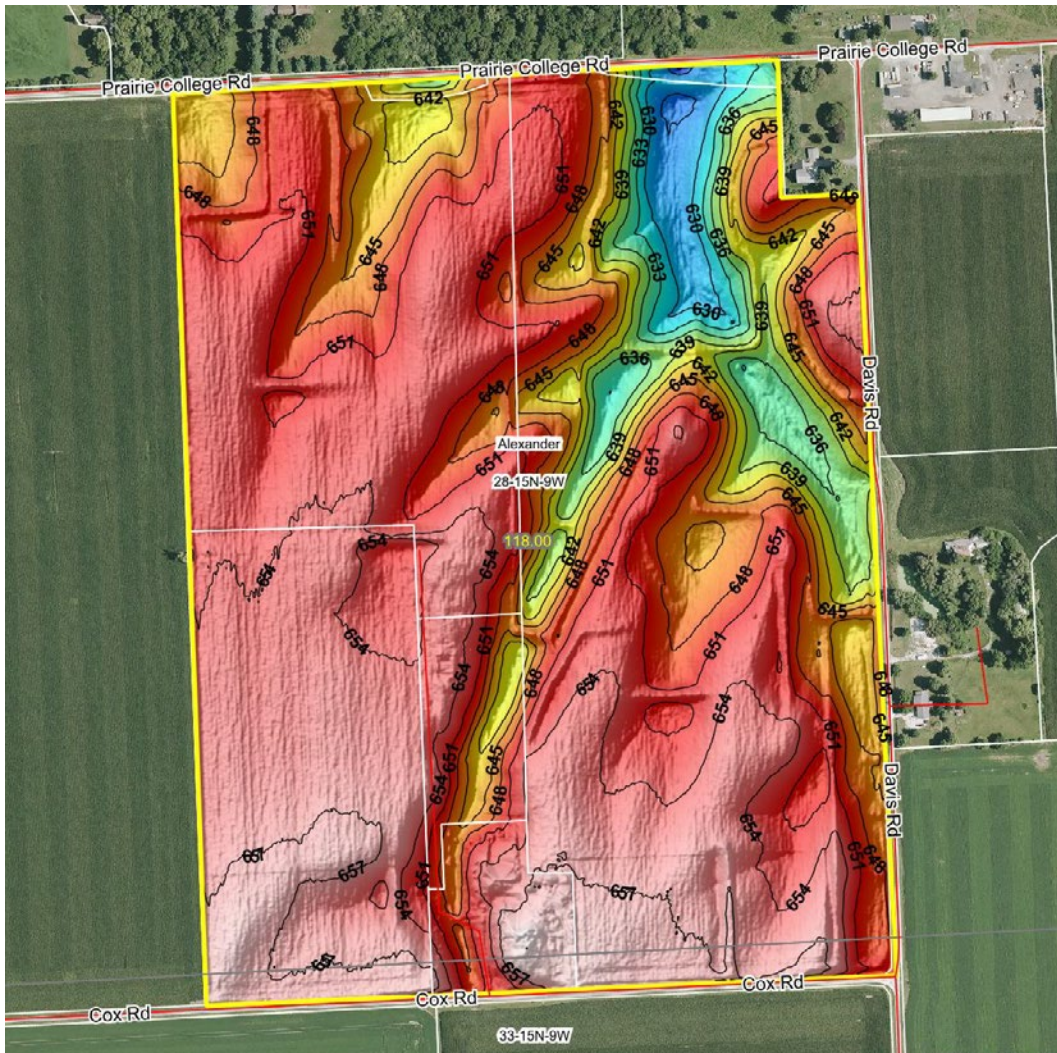
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



TOPOGRAPHY VIEW: TRACT 3

118.00

+/- TAX ACRES • Morgan County, IL



Source: USGS 1 meter dem
Interval(ft): 3
Min: 622.3
Max: 660.1
Range: 37.8
Average: 649.6
Standard Deviation: 6.76 ft

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

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Boundary Center: 39° 42' 47.06, -90° 6' 22.48



AERIAL VIEW: TRACT 4

50.00

+/- TAX ACRES • Morgan County, IL



0ft 763ft 1527ft



33-15N-9W
Morgan County
Illinois



WIND FARM REVENUE

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SOIL MAP: TRACT 4

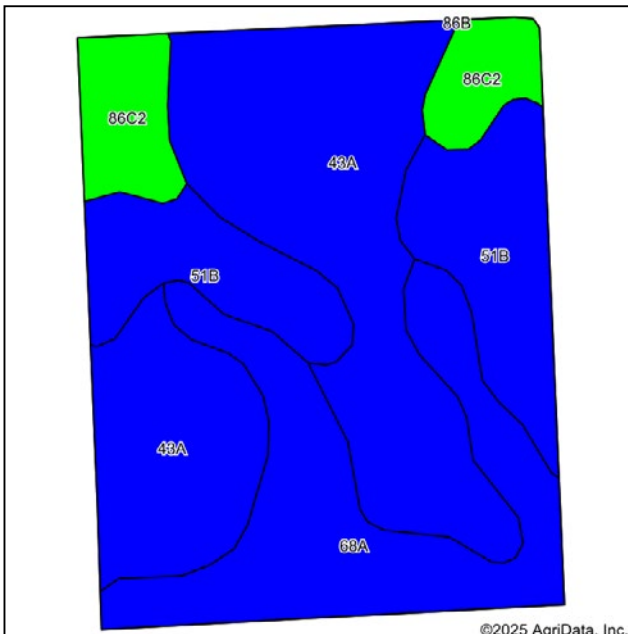
50.39

+/- FSA TILLABLE ACRES • Morgan County, IL

141.6

TILLABLE SOIL PI RATING

YIELDS: 2024 soybeans = 80 bu/ac.



State: **Illinois**
County: **Morgan**
Location: **33-15N-9W**
Township: **Pisgah**
Acres: **50.39**
Date: **2/7/2025**

Area Symbol: IL137, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	22.64	44.9%		191	62	142
**68A	Sable silty clay loam, 0 to 2 percent slopes	12.23	24.3%		**192	**63	**143
**51B	Muscataune silt loam, 2 to 5 percent slopes	10.69	21.2%		**196	**63	**144
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	4.83	9.6%		**178	**56	**131
Weighted Average					191.1	61.9	141.6

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

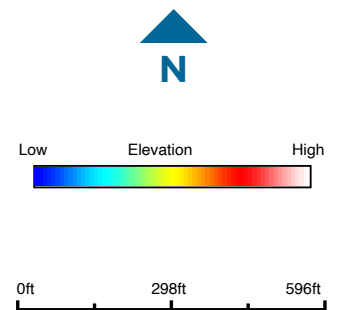
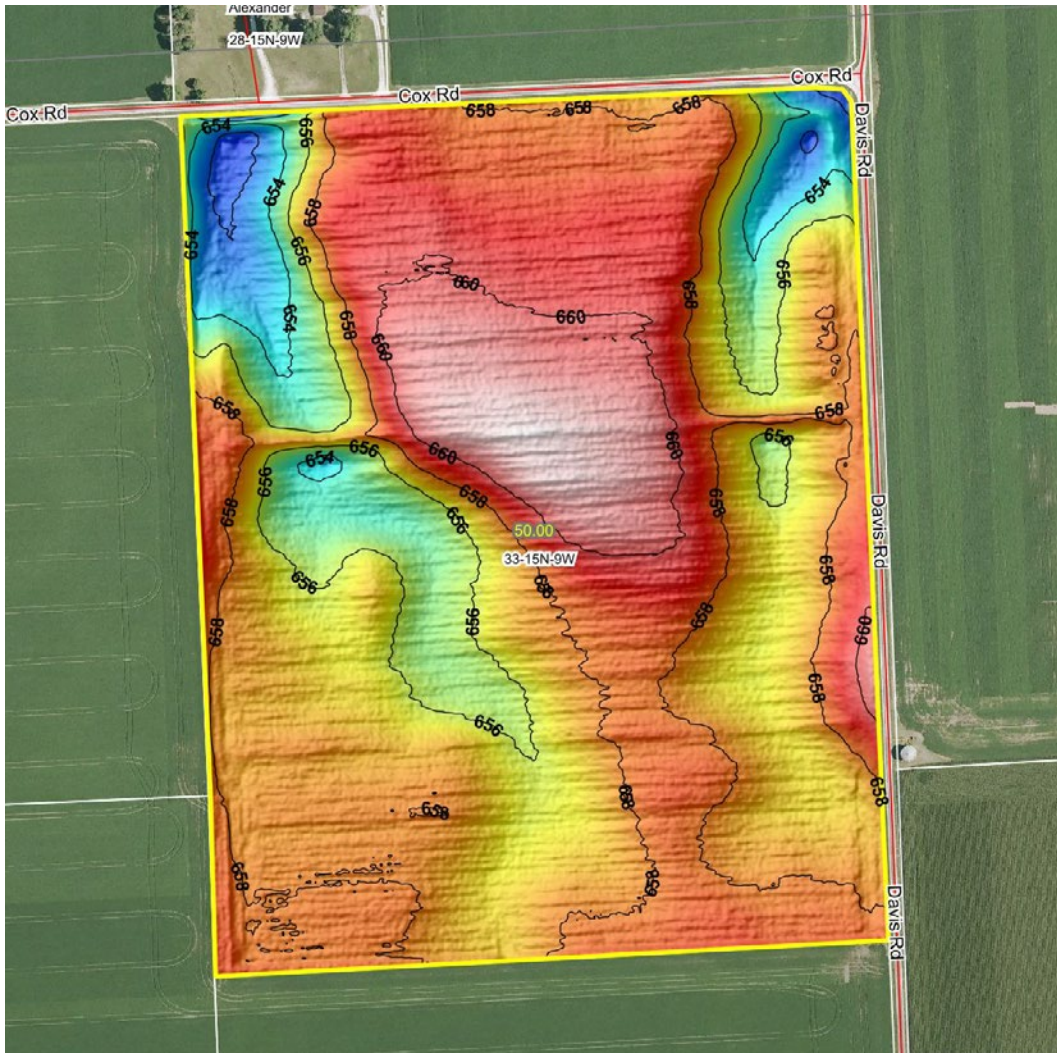
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



TOPOGRAPHY VIEW: TRACT 4

50.00

+/- TAX ACRES • Morgan County, IL



Source: USGS 1 meter dem
Interval(ft): 2
Min: 651.1
Max: 661.9
Range: 10.8
Average: 657.6
Standard Deviation: 1.9 ft

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

Maps Provided By:
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Boundary Center: 39° 42' 25.47, -90° 6' 18.17



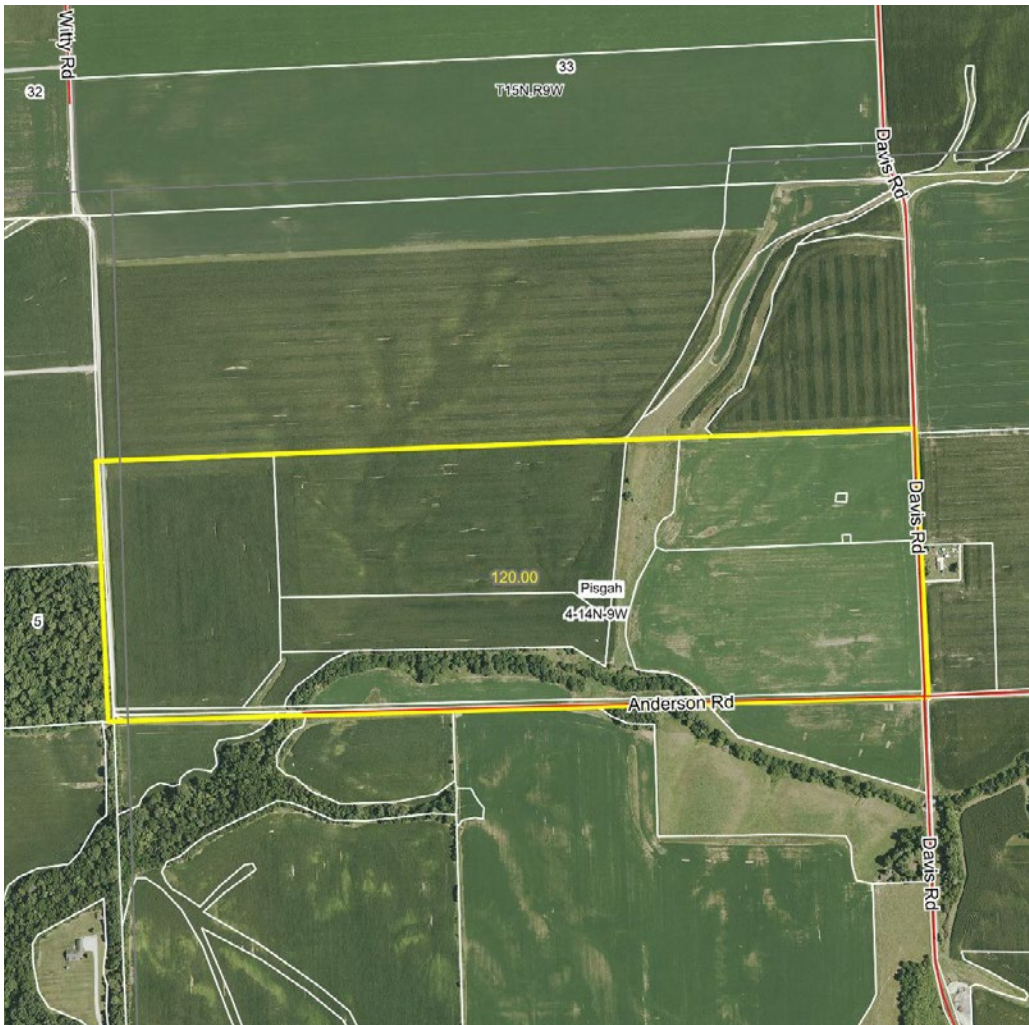
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FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT



AERIAL VIEW: TRACT 5

120.00

+/- TAX ACRES • Morgan County, IL



0ft 741ft 1483ft



4-14N-9W
Morgan County
Illinois



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Boundary Center: 39° 41' 22.54, -90° 6' 33.27



SOIL MAP: TRACT 5

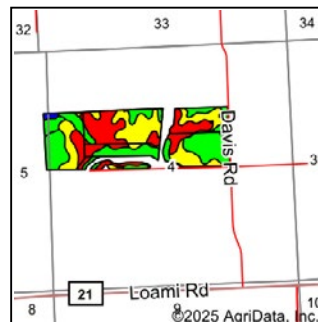
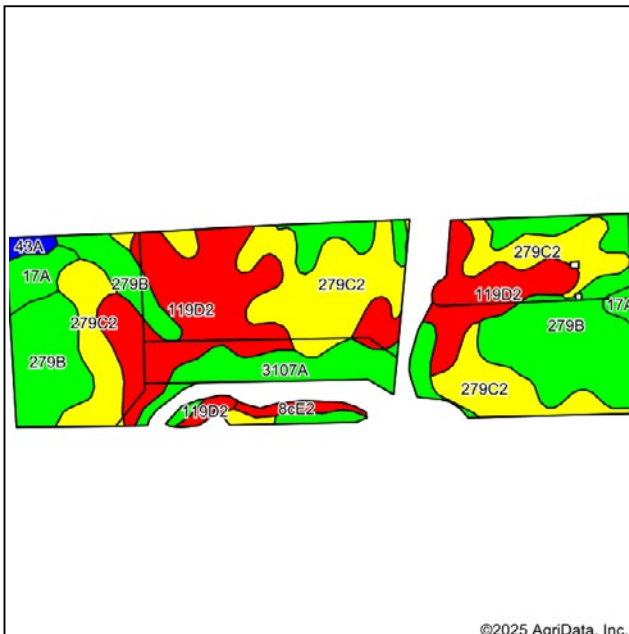
104.54

+/- FSA TILLABLE ACRES • Morgan County, IL

111.0

TILLABLE SOIL PI RATING

YIELDS: 2024 corn = 221 bu/ac. 2024 soybeans = 70 bu/ac.



State: **Illinois**
County: **Morgan**
Location: **4-14N-9W**
Township: **Pisgah**
Acres: **104.54**
Date: **2/7/2025**

Area Symbol: IL137, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	31.23	30.1%		**161	**50	**118
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	30.88	29.8%		**153	**47	**112
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	27.48	26.5%		**131	**43	**97
**3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	8.97	8.6%		**170	**54	**125
17A	Keomah silt loam, 0 to 2 percent slopes	3.23	3.1%		161	51	119
**8cE2	Hickory silt loam, cool mesic, 18 to 25 percent slopes, eroded	1.14	1.1%		**93	**32	**71
43A	Ipava silt loam, 0 to 2 percent slopes	0.86	0.8%		191	62	142
Weighted Average					151	47.5	111

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

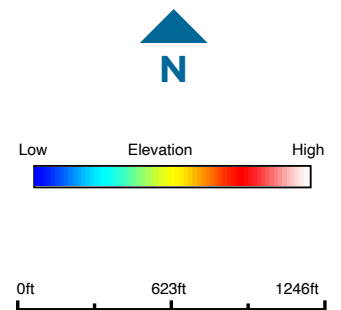
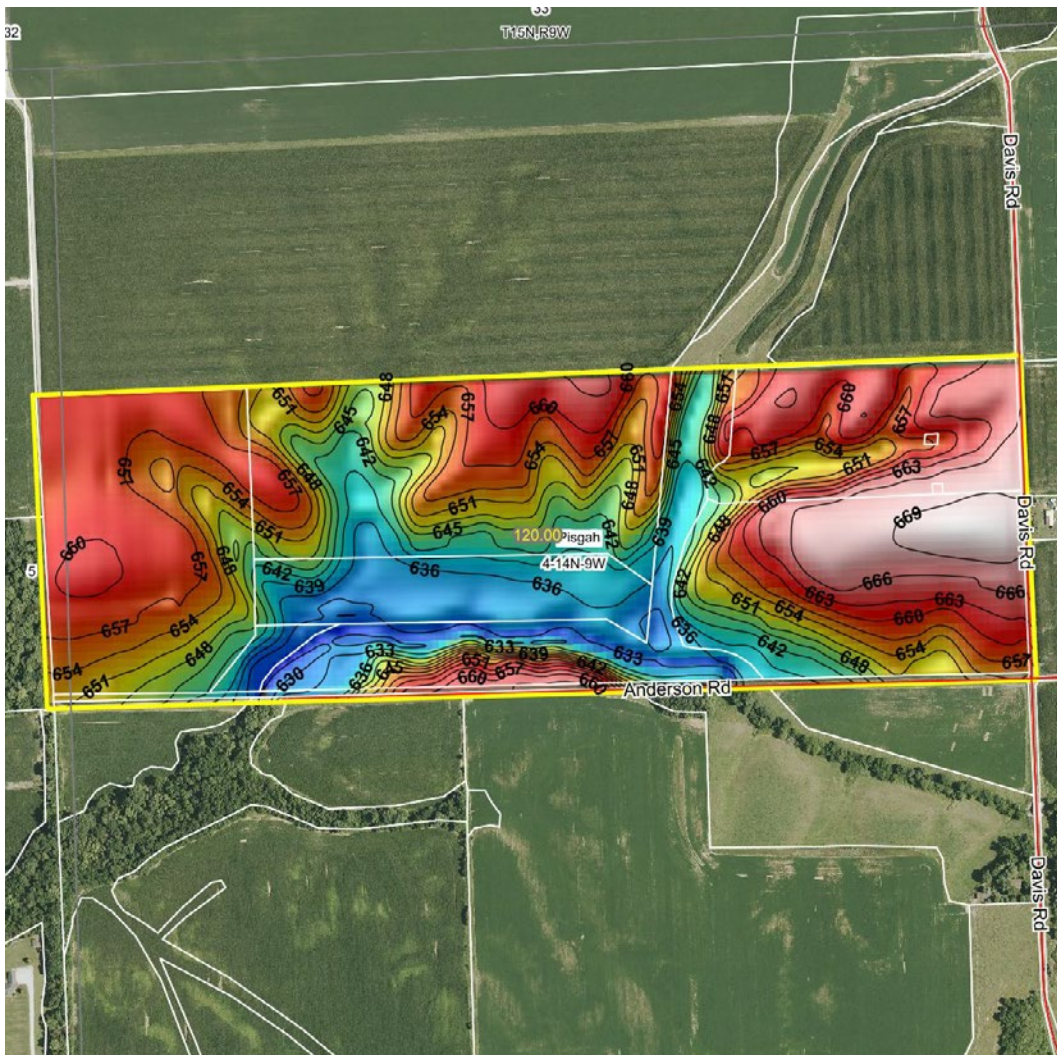
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



TOPOGRAPHY VIEW: TRACT 5

120.00

+/- TAX ACRES • Morgan County, IL



Source: USGS 10 meter dem
Interval(ft): 3
Min: 623.6
Max: 670.6
Range: 47.0
Average: 651.3
Standard Deviation: 10.7 ft

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

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Boundary Center: 39° 42' 47.06, -90° 6' 22.48



PHOTOS: TRACTS 1-2





PHOTOS: TRACTS 3-5





GENERAL TERMS

SALE PROPERTY

Field Level Agriculture, Inc. is pleased to offer 489.32 +/- real estate tax acres via public auction on March 19th, 2025 at 10:00 a.m. The property will be offered as five separate tracts. Tract 1 consists of 89.84 +/- Acres. Tract 2 consists of 111.48 +/- acres. Tract 3 consists of 118.00 +/- tax acres. Tract 4 consists of 50.00 +/- tax acres. Tract 5 consists of 120.00 +/- tax acres. Tracts 1 and 2 will be sold on surveyed acres that will be announced the day of the auction. Tracts 3-5 will be sold on taxable acres. All tracts being offered have public road access and have been operated in row crop production.

PROCEDURE OF SALE

The method of sale for this auction offering will be the “Buyers Choice and Privilege” format. The winning bidder will have the right to select any tract or combination of tracts after the first round of bidding has concluded. Those tracts not selected by the winning bidder will be offered to the runner-up bidder at the winning bid price. At that time, any tracts not selected will be offered via a new round of bidding, and the process will be repeated until all tracts have been selected. 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 announced acreage to determine the contract price. Final acres will be announced on the day of sale.

DOWN PAYMENT

Upon acceptance of an offer, the buyer shall be required to enter into a written purchase agreement and submit 10% earnest money by personal check, cashier's check or bank wire.

CLOSING

April 22, 2025 at Morgan County Abstract, 230 W. State Street, Jacksonville, IL 62650

AGENCY

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

Josh Peak, AFM, Auction Manager/Broker

(217) 473-1399

Josh.Peak@fieldlevelag.com

Seth Baker, Managing Broker • Alex Head, Auctioneer

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 and on the day of the sale take precedence over all printed material.

REAL ESTATE TAXES

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

POSSESSION

Possession will be granted at closing. The farm lease is open for the 2025 crop year. **Access will be granted after the 10% earnest money is received for the buyer or buyer's tenant to make preparations for the 2025 crop.**

WIND FARM PAYMENTS

Buyer will be assigned wind lease with Orsted. Tracts 1-5 receive wind farm payments from Orsted. **For information regarding the wind farm income ahead of the auction, please call or reach out to Josh Peak at Josh.Peak@Fieldlevelag.com. At the beginning of the auction, all wind farm income will be announced to the online and on-site auction attendees.**

MINERALS

The owner's interest in any mineral rights, if any, will be included with the sale of the property.

EASEMENTS

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

SURVEY

Tracts 1 and 2 will be sold based off surveyed acres that will be announced the day of the auction. The survey will be completed by Benton and Associates in Jacksonville. Tracts 3, 4, and 5 will be sold based on tax acres.

REIMBURSEMENTS DUE

There are no reimbursements due as part of this transaction.

CONFIRMATION OF BIDS

This is not an absolute auction and the Sellers confirmation of the winning bids is required prior to execution of the purchase agreement. Sellers reserve the right to reject any and all bids. Confirmation of bids / Seller approval will be done after the auction has concluded.

SELLER'S ATTORNEY

Andrew White – Bellatti, Barton, Cochran, & White LLC

THANK YOU FOR YOUR CONSIDERATION



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

TRACT 5 = 120.00 +/- ACRES

FARMLAND AUCTION

489.32

+/- TOTAL ACRES IN 5 TRACTS

All 5 Tracts receive wind farm income • Morgan County

Josh Peak, AFM

AUCTION MANAGER/BROKER



(217) 473-1399



Josh.Peak@fieldlevelag.com

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.