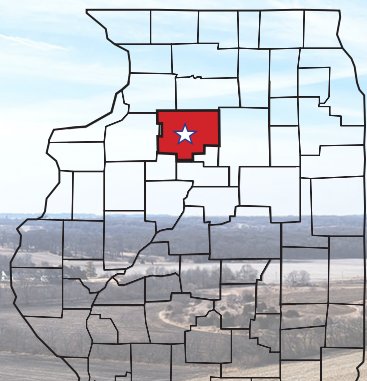


FARMLAND AUCTION

117.21±
Total Surveyed Acres

Bureau County, IL
in 2 Tracts



Tuesday, March 25, 2025
at 10:00 a.m.

Virtual Online Only Auction!

113.54± FSA cropland acres
No Improvements

No buyer's premium to bid online

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

Click below for instructions on how to

Create an Auction Account

Bid On-Line

View an Auction

Seller: Sallee J. Beneke, et al.

Boundary lines are approximate.

For more information, contact:

Timothy A. Harris, AFM

Illinois Licensed Auctioneer - #441.001776
815-875-7418 timothy.a.harris@pgim.com

22263 1365 North Avenue, Princeton, IL 61358



Bureau County Farm Auction Information

Auction: Tuesday, March 25, 2025, at 10:00 a.m.
Online Information: www.capitalag.com
Online Bidding Powered by: BidWrangler

Procedure: 117.21± total tax acres of farmland offered in 2 tracts. The farm is 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 March 26, 2025. The balance of the purchase price is due at closing, which will occur on or before April 25, 2025. The property is being sold in 2 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., March 26, 2025. Balance due upon closing.

Closing & Possession: Closing to occur on or before April 25, 2025. Seller will provide title insurance to buyer equal to the contract purchase price at closing.

Property Location: Part of Sections 14, 22 & 23, Concord Twp. 16N, Range 7E, Bureau Co., IL, at Hwy. 34 / IL Rte. 6 & 975 East St.

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 #5269, Tract #3571 2024

Crop	Base Ac.*	Tract Yield*	Program
Corn	110.70	155	ARC-CO

*Exact FSA cropland acres, base acres and yield per tract to be determined after reconstitution from the Bureau County FSA Office.
According to the Bureau County FSA Office, HEL field on tract.

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.
14-14-300-006	36.03	\$1,432.74	\$39.77
14-22-200-003	37.93	\$1,111.68	\$29.31
14-23-100-006	38.45	\$931.74	\$24.23

*Exact tax acres and total taxes per tract to be determined after split from the Bureau County Assessor's & Treasurer's Offices.

Easement: Access easement for ingress/egress along south side of Tract 1

Zoning: A-1 Agricultural

Improvements: None

Seller's Attorney: William Beneke
Russell, English, Scoma & Beneke
106 Park Ave. E, Princeton, IL 61356
815-875-4555

Seller: Sallee J. Beneke, et al.

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

Agency: Capital Agricultural Property Services, Inc., and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

For more information, contact:

Timothy A. Harris, AFM

Illinois Licensed Auctioneer

815-875-7418

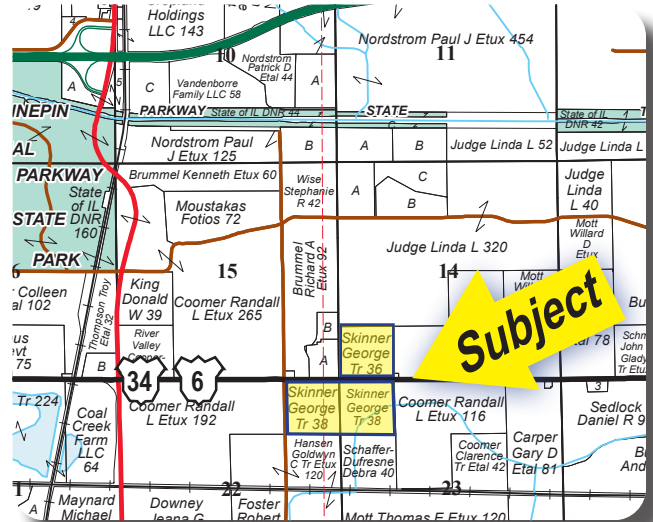
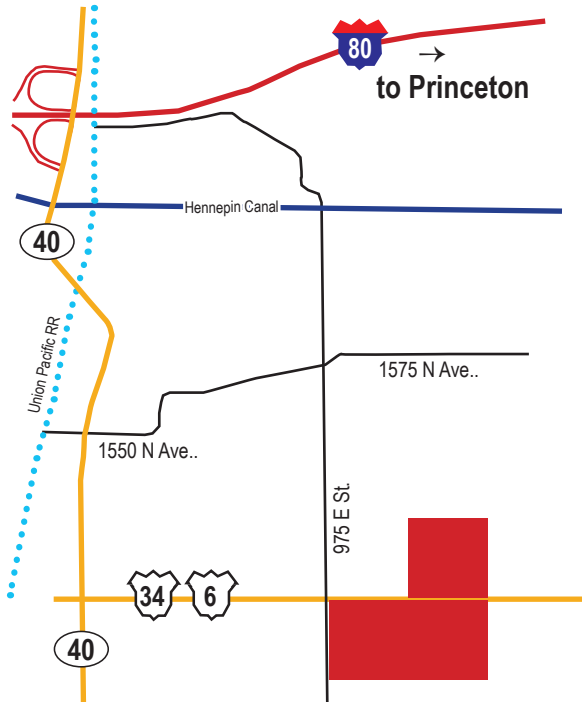
timothy.a.harris@pgim.com



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

Sallee J. Beneke, et al. Farm Bureau County, IL

117.21± TOTAL SURVEYED ACRES
113.54± FSA CROPLAND ACRES
OFFERED IN 2 TRACTS



Plat Map courtesy of Rockford Map Publishers.

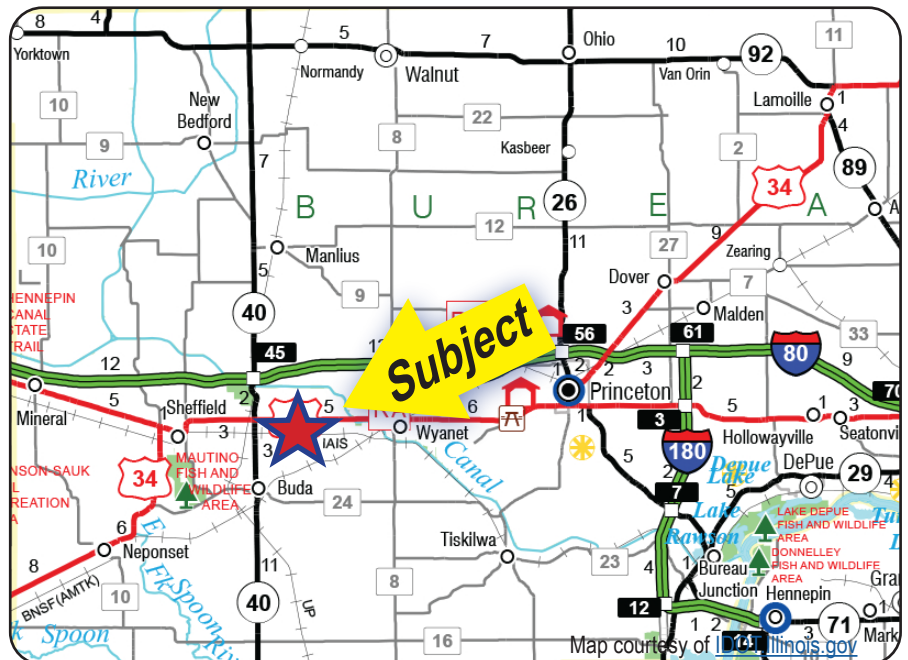
Property Location:

Part of Sections 14, 23 & 23, Concord Twp. 16N,
Range 7E, Bureau Co., IL

- 3± miles north of Buda, IL
- 4± miles east of Sheffield, IL
- 11± miles west of Princeton, IL
- 31± miles south of Sterling, IL
- 44± miles north of Peoria, IL

Directions to Property:

South of Interstate 80 at IL Route 40 Exit then South
to Hwy. 34 - IL Rte. 6 East to property



Boundary lines are approximate.

Sallee J. Beneke, et al. Farm
Bureau County, IL

117.21± TOTAL SURVEYED ACRES
113.54± FSA CROPLAND ACRES
OFFERED IN 2 TRACTS



Boundary Center: 41° 21' 54.95, -89° 39' 55.05

23-16N-7E
Bureau County
Illinois

0ft 645ft 1291ft

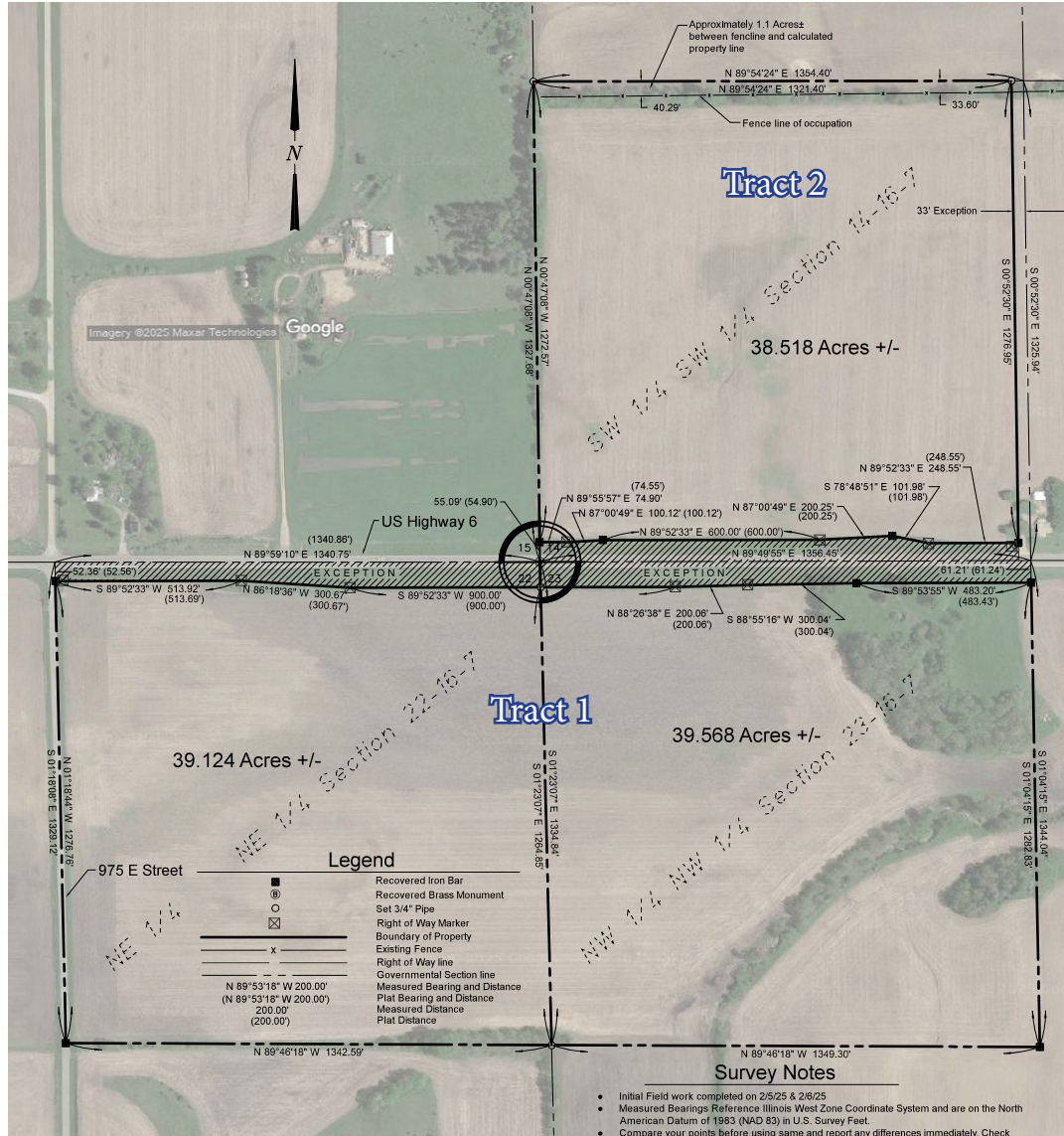


2/11/2025

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

Sallee J. Beneke, et al. Farm Bureau County, IL

117.21± TOTAL SURVEYED ACRES
113.54± FSA CROPLAND ACRES
OFFERED IN 2 TRACTS



Plat of Survey

STATE OF ILLINOIS)
COUNTY OF LASALLE)SS

I, Kenneth A. Giordano, Illinois Professional Land Surveyor, do hereby state that to the best of my knowledge and belief, that the plat drawn hereon is a true and correct representation of a survey made under my direction at the request of George Skinner Trust. I further state that I have made no independent search for records of ownership, or title search may disclose as part of this survey, but I have relied upon the materials and representations supplied to me by the owners or owners representative and that a current title commitment was not furnished to me as part of this survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Description of Property Surveyed

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 14, except a strip of land 80 rods long and 33 feet wide off the East side thereof; also, the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 23; also, the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 22; all in Township 16 North, Range 7 East of the 4th P. M., subject to all public and private roadways and easements as now located and of record, Bureau County, Illinois

EXCEPTING THEREFROM a parcel of land in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 14 and in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 22 and in the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 23, all in Township 16 North, Range 7 East of the Fourth Principal Meridian, situated in Bureau County, Illinois, described as follows:

Beginning at the Northwest Corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 22; thence Easterly on the North Line of said Section 22, said line having a bearing of North 89 degrees 27 minutes 22 seconds East, a distance of 1340.88 feet to a point in the Corner common with Section 14, 15, 22 and 23; thence Northerly on the West Line of said Section 14, said line having a bearing of North 1 degree 18 minutes 35 seconds West, a distance of 54.90 feet to a point; thence Easterly on a line having a bearing of North 89 degrees 21 minutes 05 seconds East, a distance of 74.55 feet to a point; thence Easterly on a line having a bearing of North 86 degrees 29 minutes 21 seconds East, a distance of 100.12 feet to a point; thence Easterly on a line having a bearing of North 89 degrees 21 minutes 05 seconds East, a distance of 600.00 feet to a point; thence Easterly on a line having a bearing of North 86 degrees 29 minutes 21 seconds East, a distance of 200.25 feet to a point; thence Southeasterly on a line having a bearing of South 79 degrees 20 minutes 19 seconds East, a distance of 101.98 feet to a point; thence Easterly on a line having a bearing of North 89 degrees 21 minutes 05 seconds East, a distance of 248.55 feet to a point in the West Line of the East 33 feet of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 14; thence Southerly on said West Line of the East 33 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 14, said line having a bearing of South 1 degree 23 minutes 48 seconds East, a distance of 49.02 feet to a point in the South Line of said Section 14; thence Easterly on said South Line of Section 14, said line having a bearing of North 89 degrees 18 minutes 48 seconds East, a distance of 33.00 feet to a point in the Southeast Corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 14; also being a point in the Northeast Corner of said Southwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 23; thence Northerly on the East Line of said Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 23, said line having a bearing of South 1 degree 48 minutes 35 seconds East, a distance of 61.24 feet to a point; thence Westerly on a line having a bearing of South 89 degrees 22 minutes 38 seconds West, a distance of 483.43 feet to a point; thence Westerly on a line having a bearing of South 88 degrees 23 minutes 48 seconds West, a distance of 300.04 feet to a point; thence Westerly on a line having a bearing of South 87 degrees 55 minutes 10 seconds West, a distance of 200.06 feet to a point; thence Westerly on a line having a bearing of South 89 degrees 21 minutes 05 seconds West, a distance of 513.69 feet to a point in the West Line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 22; thence Northerly on said West Line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 22, said line having a bearing of North 1 degree 49 minutes 53 seconds West, a distance of 52.56 feet to the Point of Beginning.

Kenneth A. Giordano
Kenneth A. Giordano
Illinois Professional Land Surveyor
No. 35-3550
k.giordano@ivs surveying.com



**ILLINOIS VALLEY
SURVEYING & CONSULTANTS, INC.**
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815-760-8344

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HENNIPPEN, ILLINOIS 61327
815-925-7911

www.IVSURVEYING.com
DESIGN FIRM LICENSE ILLINOIS #184-004102

DATE: 2/17/2025 FILE #: 1907.25.01 SCALE: 1"=200' DRAWING: G5T

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

Sallee J. Beneke, et al. Farm Bureau County, IL

117.21± TOTAL SURVEYED ACRES
113.54± FSA CROPLAND ACRES
OFFERED IN 2 TRACTS

ILLINOIS BUREAU Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 5269 Prepared : 2/10/25 1:47 PM CST Crop Year : 2025
--	--	--

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

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
118.71	113.54	113.54	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	113.54	0.00			0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-S05 CRP Reduction Acres	PLC Yield	HIP
Corn	110.70	0.00	155	0
TOTAL	110.70	0.00		

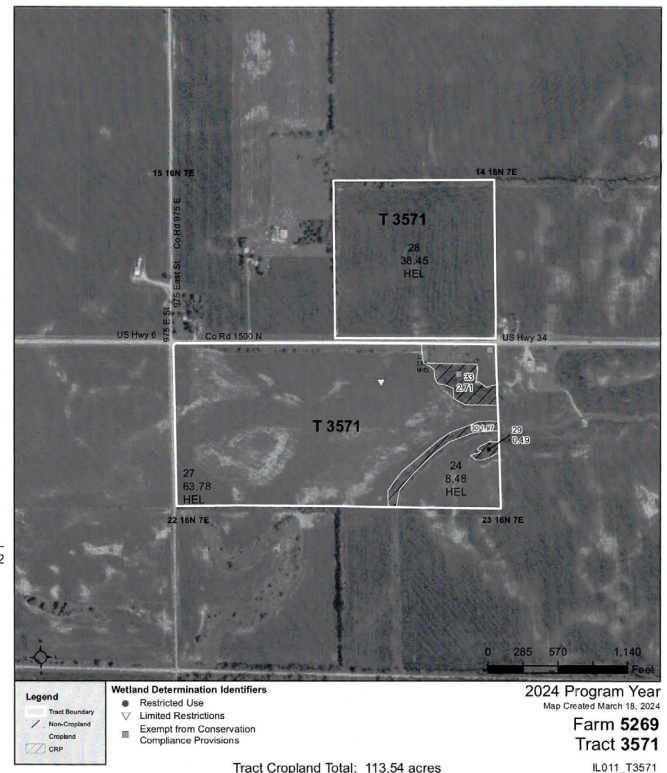
NOTES	

Tract Number : 3571
Description : SEC 14, 22, 23 Concord Twp
FSA Physical Location : ILLINOIS/BUREAU
ANSI Physical Location : ILLINOIS/BUREAU
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : GEORGE SKINNER B TRUST
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.71	113.54	113.54	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	113.54	0.00	0.00	0.00	0.00	0.00

Page: 1 of 2

 **United States
Department of
Agriculture** **Bureau County, Illinois**



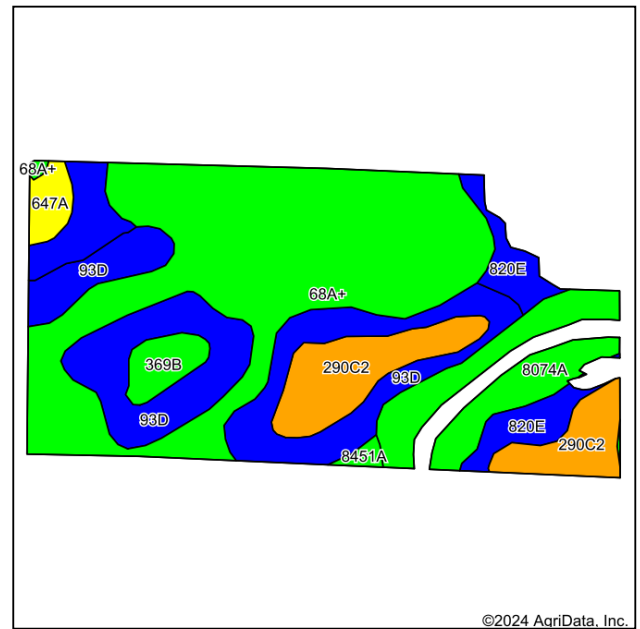
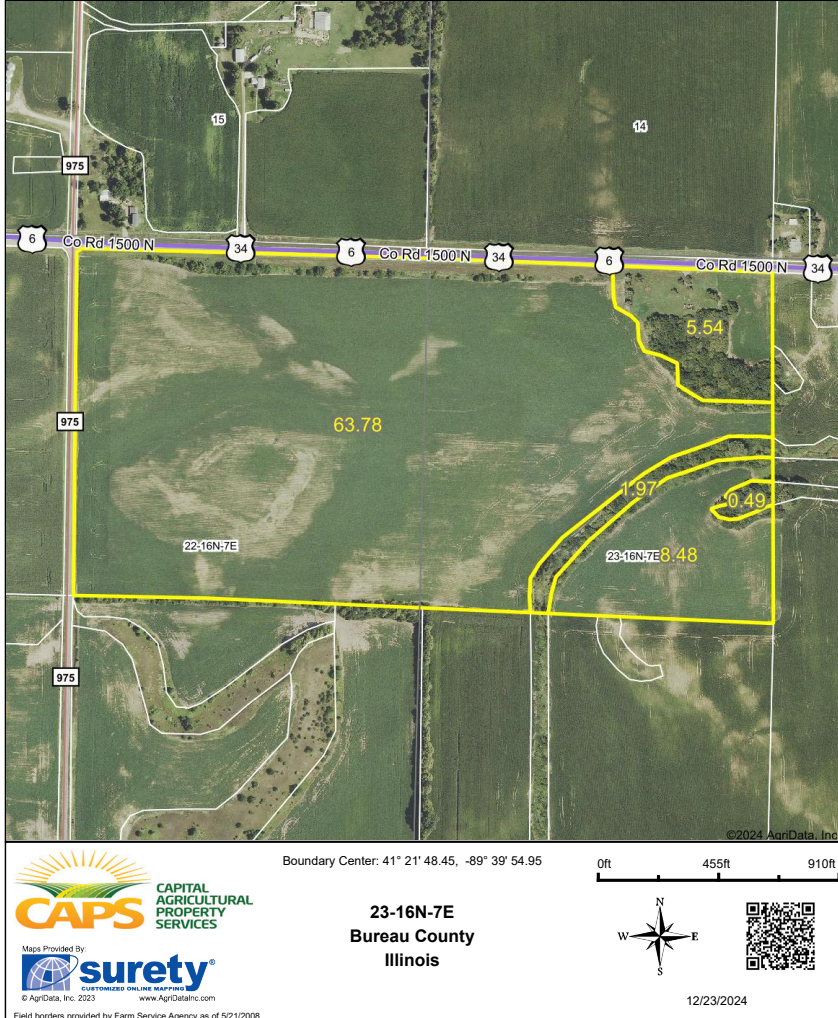
Exact FSA cropland acres, base acres and yield for each tract to be determined after reconstitution from the Bureau County FSA Office. All boundary lines are approximate.

Sallee J. Beneke, et al. Farm

Bureau County, IL

TRACT 1
78.69± TOTAL SURVEYED ACRES
75.09± EST. FSA CROPLAND ACRES

Aerial Map

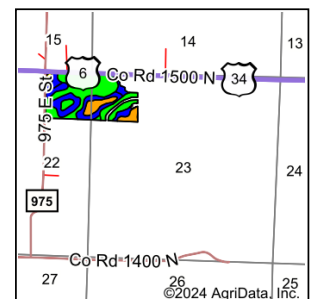


Area Symbol: IL011, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**68A+	Sable silt loam, 0 to 2 percent slopes, overwash	29.91	41.5%		**194	**64	**144
**93D	Rodman gravelly sandy loam, 6 to 12 percent slopes	16.73	23.2%		**99	**36	**77
**290C2	Warsaw silt loam, 5 to 10 percent slopes, eroded	8.20	11.3%		**150	**48	**111
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	7.52	10.4%		186	58	136
**820E	Hennepin-Casco complex, 12 to 30 percent slopes	3.91	5.4%		**103	**34	**76
**93B	Rodman gravelly sandy loam, 2 to 5 percent slopes	2.49	3.4%		**103	**38	**80
**369B	Waupecan silt loam, 2 to 5 percent slopes	1.80	2.5%		**185	**58	**136
**647A	Lawler loam, 0 to 2 percent slopes	1.32	1.8%		**157	**62	**118
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	0.38	0.5%		190	61	140
Weighted Average					157.2	52.2	117.3

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: Bureau
Location: 23-16N-7E
Township: Concord
Acres: 72.26
Date: 12/23/2024

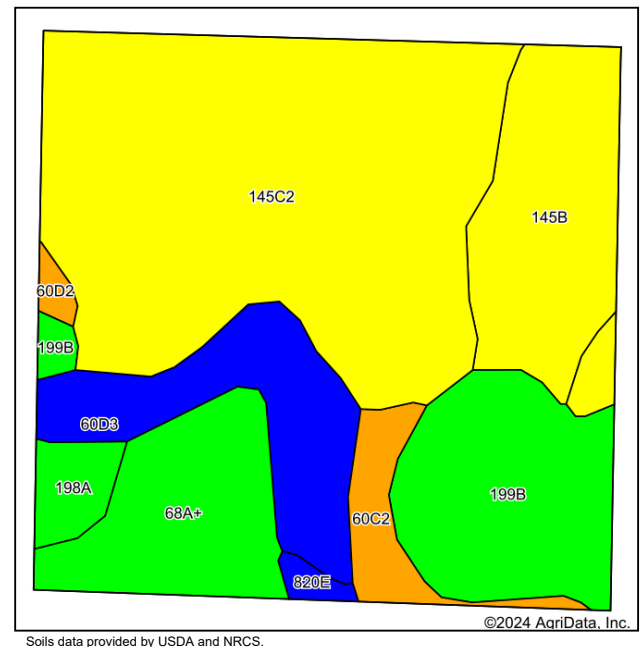
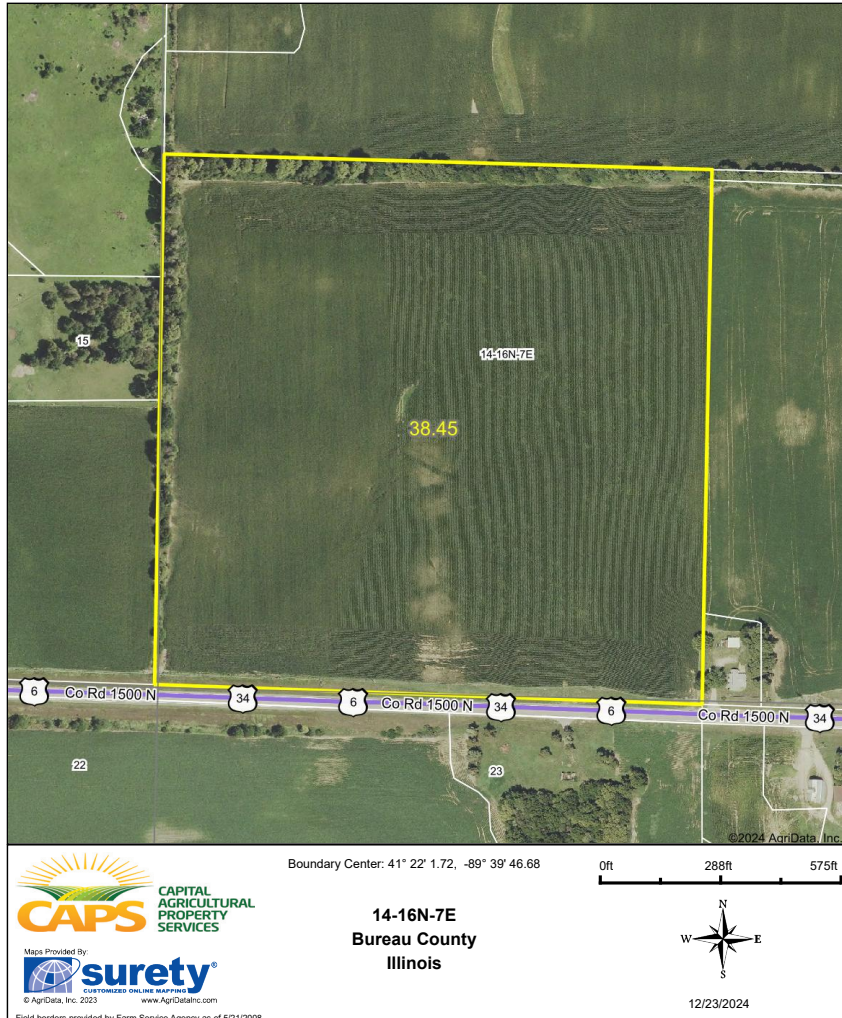


Exact FSA cropland acres, base acres and yield for each tract to be determined after reconstitution from the Bureau County FSA Office. All boundary lines are approximate.

Sallee J. Beneke, et al. Farm Bureau County, IL

TRACT 2
38.52± TOTAL SURVEYED ACRES
38.45± EST. FSA CROPLAND ACRES

Aerial Map

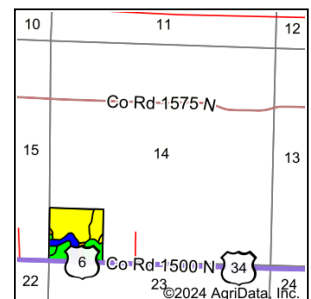


Area Symbol: IL011, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	17.24	44.8%		**166	**53	**123
**199B	Plano silt loam, 2 to 5 percent slopes	5.40	14.0%		**192	**59	**141
**145B	Saybrook silt loam, 2 to 5 percent slopes	5.03	13.1%		**177	**56	**131
**68A+	Sable silt loam, 0 to 2 percent slopes, overwash	4.03	10.5%		**194	**64	**144
**60D3	La Rose clay loam, 10 to 18 percent slopes, severely eroded	3.99	10.4%		**121	**40	**89
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	1.38	3.6%		**148	**48	**110
198A	Elburn silt loam, 0 to 2 percent slopes	0.89	2.3%		197	61	143
**820E	Hennepin-Casco complex, 12 to 30 percent slopes	0.26	0.7%		**103	**34	**76
**60D2	La Rose silt loam, 10 to 18 percent slopes, eroded	0.23	0.6%		**138	**45	**103
Weighted Average					168.8	53.9	124.8

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: Bureau
Location: 14-16N-7E
Township: Concord
Acres: 38.45
Date: 12/23/2024



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

Farmland Auction in 2 Tracts

117.21+/- total surveyed acres of

Bureau Co., IL Farmland

Tuesday, March 25, 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

March						
						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	29



Mark Your CALENDAR

**Further Information
and Auction Services by:**



Timothy A. Harris, AFM, Desg. Managing Broker
Licensed Illinois Auctioneer
#441.001976

timothy.a.harris@pgim.com

Call: 815-875-7418

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account, REGISTER to Bid and
WATCH Auction!**

DISCLAIMER All acres noted in this brochure are +/-.

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