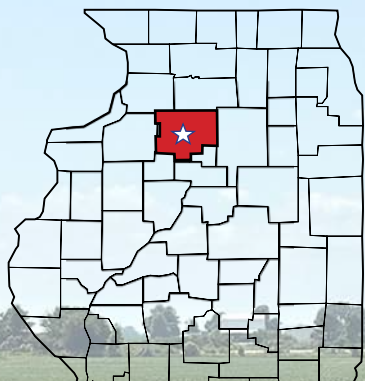


FARMLAND AUCTION

70.88±
Total Tax Acres

Bureau County, IL
in 1 Tract



Thursday, August 14, 2025
at 10:00 a.m.

Virtual Online Only Auction!

70.60± 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

Click to view Video of
the Carter Farm



Seller: Everett J. Carter Residual Trust & Shirley A. Carter

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: Thursday, August 14, 2025, at 10:00 a.m.

Online Information: www.capitalag.com

Online Bidding Powered by: BidWrangler

Procedure: 70.88± total tax acres of farmland offered in 1 tract. The farm is to be sold based upon tax acres. 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 tax acres. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one purchase contract and deed. Property is being sold on an "as is/where is" basis.

The successful bidder 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 August 15, 2025. The balance of the purchase price is due at closing, which will occur on or before September 15, 2025. The property is being sold in 1 tract.

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., August 15, 2025. Balance due upon closing.

Closing & Possession: Closing to occur on or before September 15, 2025. Seller will provide title insurance to buyer equal to the contract purchase price at closing.

Property Location: Part of Section 6, Selby Twp. 16N, Range 10E, Bureau Co., IL, at 1700 N Ave. & 2500 E St.

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

Lease: Open for 2026

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

FSA Information: Farm #2287, Tract #1870 2025

Crop	Base Ac.	Tract Yield	Program
Corn	35.70	190	PLC
Soybeans	34.80	52	PLC
Oats	.10	63	PLC

According to the Bureau County FSA Office, NHEL 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 2024 real estate taxes due in 2025. Seller will give a credit to the buyer(s) at closing for the 2025 payable 2026 real estate taxes prorated up to the date of closing, based upon the most current and available information. The 2024 taxes paid in 2025 were:

Parcel Number	Tax Acres	Total Taxes	Tax Per/Ac.
17-06-400-002	70.88	\$4,035.82	\$56.94

The farm is located in the Sel-Leep MTA #10 district.

Easement: None

Zoning: A-1 Agricultural

Improvements: None

Seller's Attorney: Daniel Tracy
Angel, Isaacson & Tracy
111 Park Ave. E, Ste. A. Princeton, IL 61356
815-875-6551

Seller: Everett .J. Carter Residual Trust & Shirley A. Carter

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

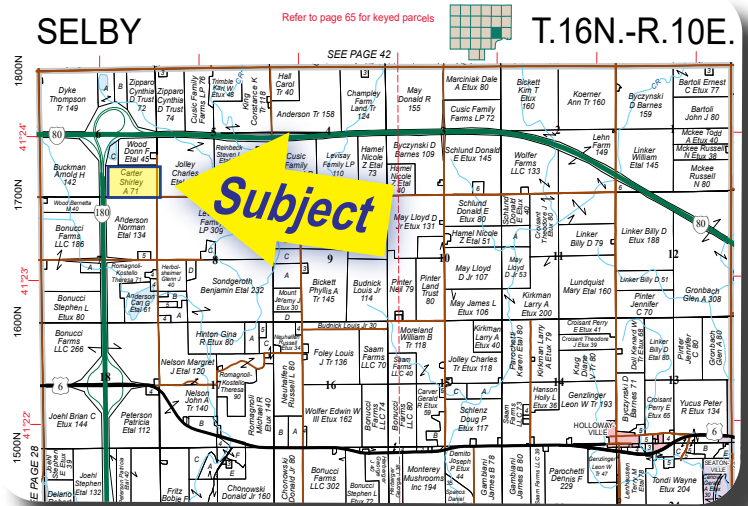
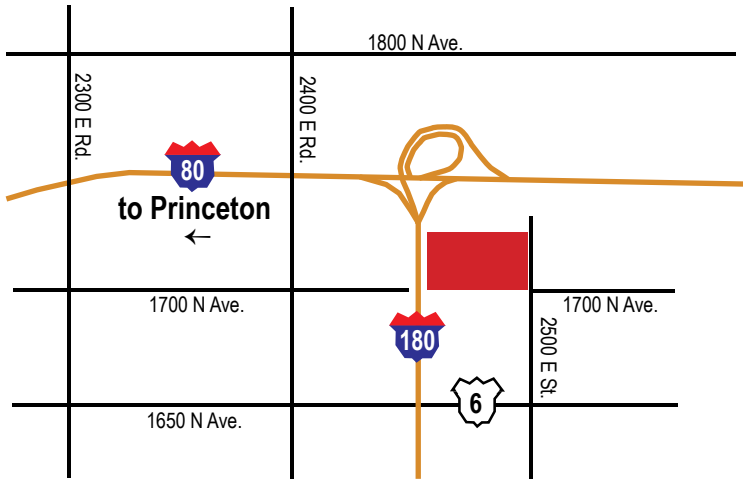
timothy.a.harris@pgim.com



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

Carter Farm Bureau County, IL

70.88± TOTAL TAX ACRES
70.60± FSA CROPLAND ACRES
OFFERED IN 1 TRACT



Map courtesy of Rockford Map Publishers

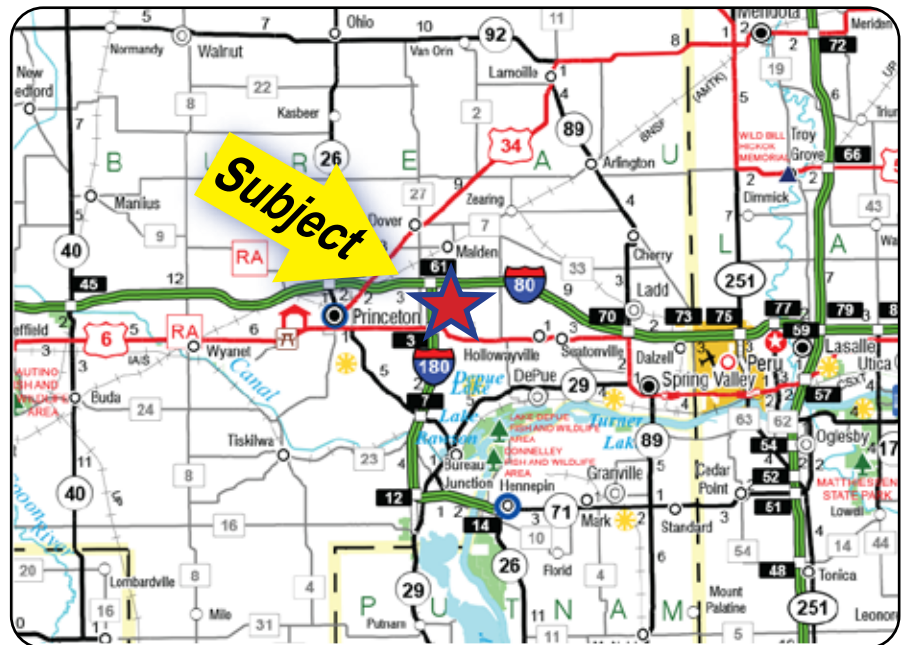
Property Location:

Part of Section 6, Selby Twp. 16N, Range 10E
Bureau Co., IL

- 5± miles east of Princeton, IL
- 3± miles south of Malden, IL
- 11± miles north of Hennepin, IL
- 17± miles west of LaSalle-Peru, IL

Directions to Property:

South of Interstate 80 and Interstate 180 approximately 1/4 mile. Take Interstate 180 to IL Route 6 exit East. Proceed to 2500 East Street and turn north for appx. 1.5 miles. The property is on the northwest corner of 1700 North Avenue and 2500 East Street.



Map courtesy of IDOT.Illinois.gov

Boundary lines are approximate.

Carter Farm Bureau County, IL

70.88± TOTAL TAX ACRES
70.60± FSA CROPLAND ACRES
OFFERED IN 1 TRACT

Overview



Bureau, IL • Township: Selby • Location: 06-16N-10E

70.88 acres, 1 selection



Carter Farm Bureau County, IL

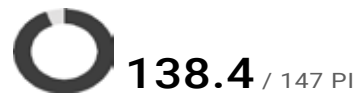
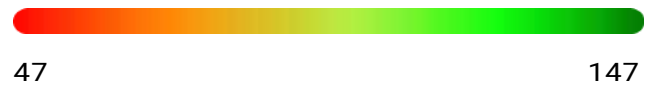
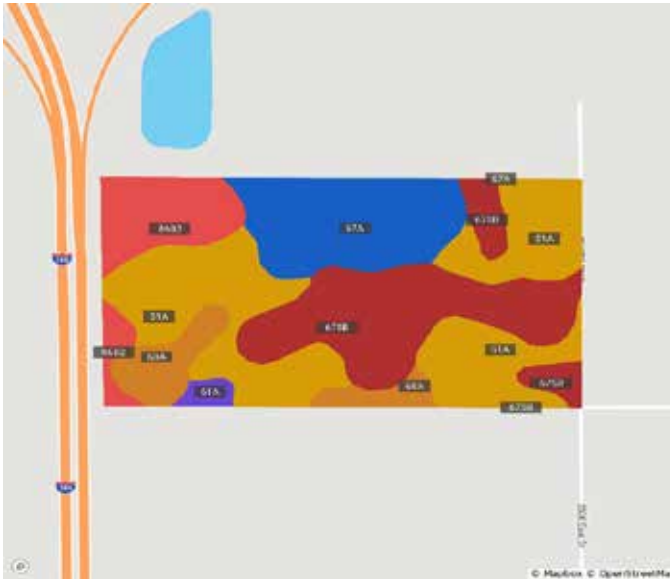
70.88± TOTAL TAX ACRES
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OFFERED IN 1 TRACT

Soils



Bureau, IL • Township: Selby • Location: 06-16N-10E

70.88 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	PI
51A	Muscataune silt loam, 0 to 2 percent slopes	26.6	37.3%	—	—	147.0
675B	Greenbush silt loam, 2 to 5 percent slopes	18.2	25.5%	2e	—	131.0
67A	Harpster silty clay loam, 0 to 2 percent slopes	12.4	17.4%	2w	—	133.0
86B2	Osco silt loam, 2 to 5 percent slopes, eroded	7.9	11.1%	2e	—	133.0
68A	Sable silty clay loam, 0 to 2 percent slopes	5.4	7.5%	2w	—	143.0
61A	Atterberry silt loam, 0 to 2 percent slopes	0.9	1.2%	2w	—	132.0

70.88± TOTAL TAX ACRES
70.60± FSA CROPLAND ACRES
OFFERED IN 1 TRACT



All boundary lines are approximate.

Farmland Auction in 1 Tract 70.88+/- total tax acres of Bureau Co., IL Farmland

Thursday, August 14, 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*

August						
					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	30



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

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