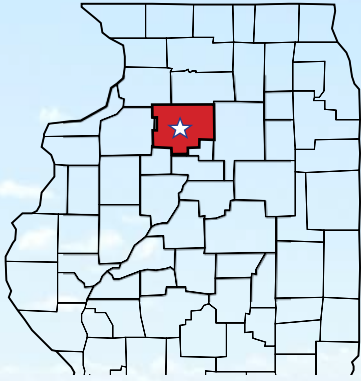


FARMLAND AUCTION

118.10± *Bureau County, IL*
Total Surveyed Acres *in 1 Tract*



Wednesday, October 15, 2025
at 10:00 a.m.

Virtual Online Only Auction!

115.33± FSA cropland acres

1.80± CRP 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
Coates Family Farm, LLC Farm



YouTube

Seller: Coates Family Farm, LLC

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: Wednesday, October 15, 2025, at 10:00 a.m.

Online Information: www.capitalag.com

Online Bidding Powered by: BidWrangler

Procedure: 118.10± total surveyed acres of farmland offered in 1 tract. The farm is to be sold based upon surveyed 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 surveyed 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 October 16, 2025. The balance of the purchase price is due at closing, which will occur on or before November 17, 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., October 16, 2025. Balance due upon closing.

Closing & Possession: Closing to occur on or before November 17, 2025. Seller will provide title insurance to buyer equal to the contract purchase price at closing.

Property Location: Part of Section 23, Neponset Twp. 15N, Range 6E, Bureau Co., IL, at 850 N Ave. & 415 E St.

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

CRP Info: CRP contract runs through 9-30-2029 with an annual contract payment of \$333.

Wind Easement: Lease & Easement Agreement dated March 5, 2024. Copy of agreement available upon request.

Lease: Open for 2026

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

FSA Information: Farm #1969, Tract #

Crop	Base Ac.	Tract Yield	Program
Corn	113.70	199	ARC-Co

According to the Bureau County FSA Office, HEL field on tract.

Real Estate Taxes: The Seller has paid the 2024 real estate taxes due in 2025. The 2025 real estate taxes for all parcels, due in 2026, to be paid by buyer(s). 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.
19-23-300-003	115.34	\$4,331.48	\$37.55

The farm is located in the Nep-Mac-Milo-Ar-In-Wh MTA #13 district.

Other Easements: None

Zoning: A-1 Agricultural

Improvements: None

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

Seller: Coates Family Farm, LLC

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

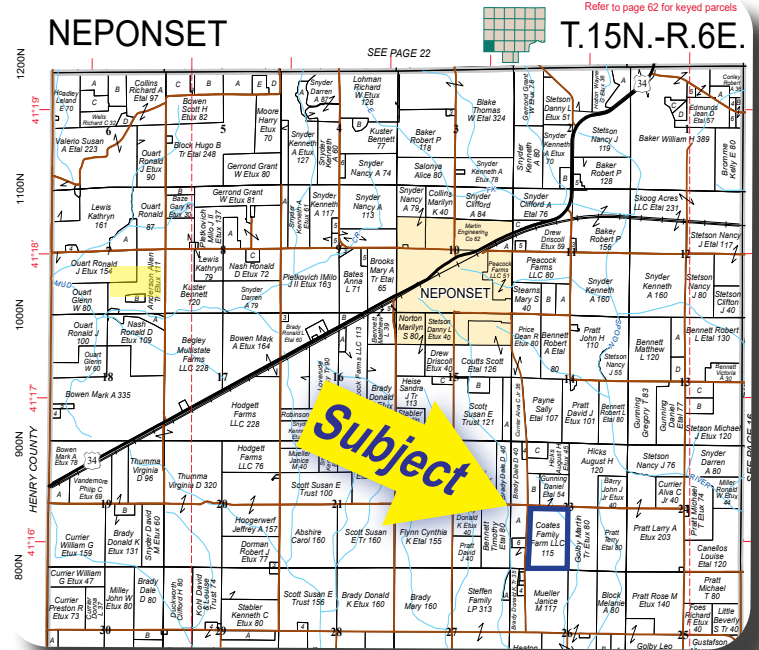
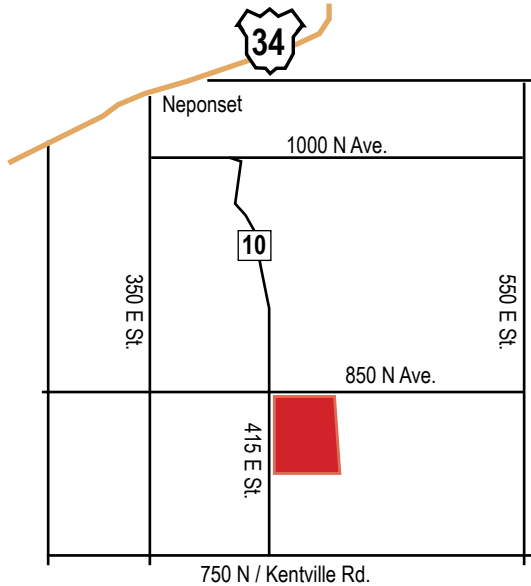
timothy.a.harris@pgim.com



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

Coates Family Farm, LLC Bureau County, IL

118.10± TOTAL SURVEYED ACRES
115.33± FSA CROPLAND ACRES
1.80± CRP ACRES
OFFERED IN 1 TRACT



Map courtesy of Rockford Map Publishers

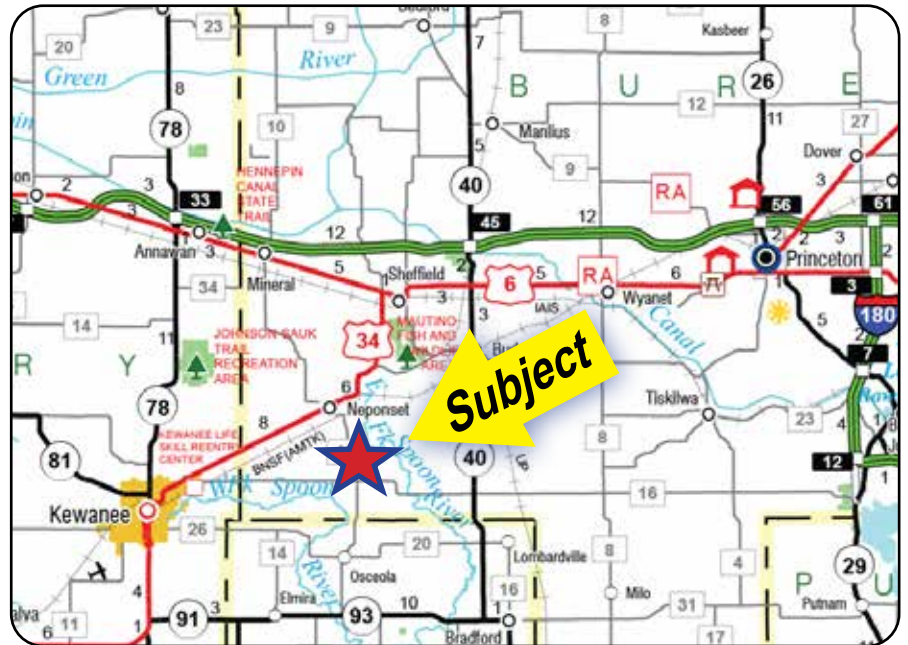
Property Location:

Part of Section 23, Neponset Twp. 15N, Range 6E
 Bureau Co., IL

- 3± miles south of Neponset, IL
- 8± miles east of Kewanee, IL
- 4± miles north of Osceola, IL
- 17± miles southwest of Princeton, IL

Directions to Property:

From Interstate 80 exit at Highway 40 South.
 Proceed appx. 9.5 miles south and turn west on 700 N Avenue/ Kentville Road. Follow curve (now 750 N Avenue) to 415 E Street - turn north. The Coates Farm is located one-half mile on the southeast corner of 850 N Avenue & 415 E Street.



Map courtesy of IDOT.Illinois.gov

Boundary lines are approximate.

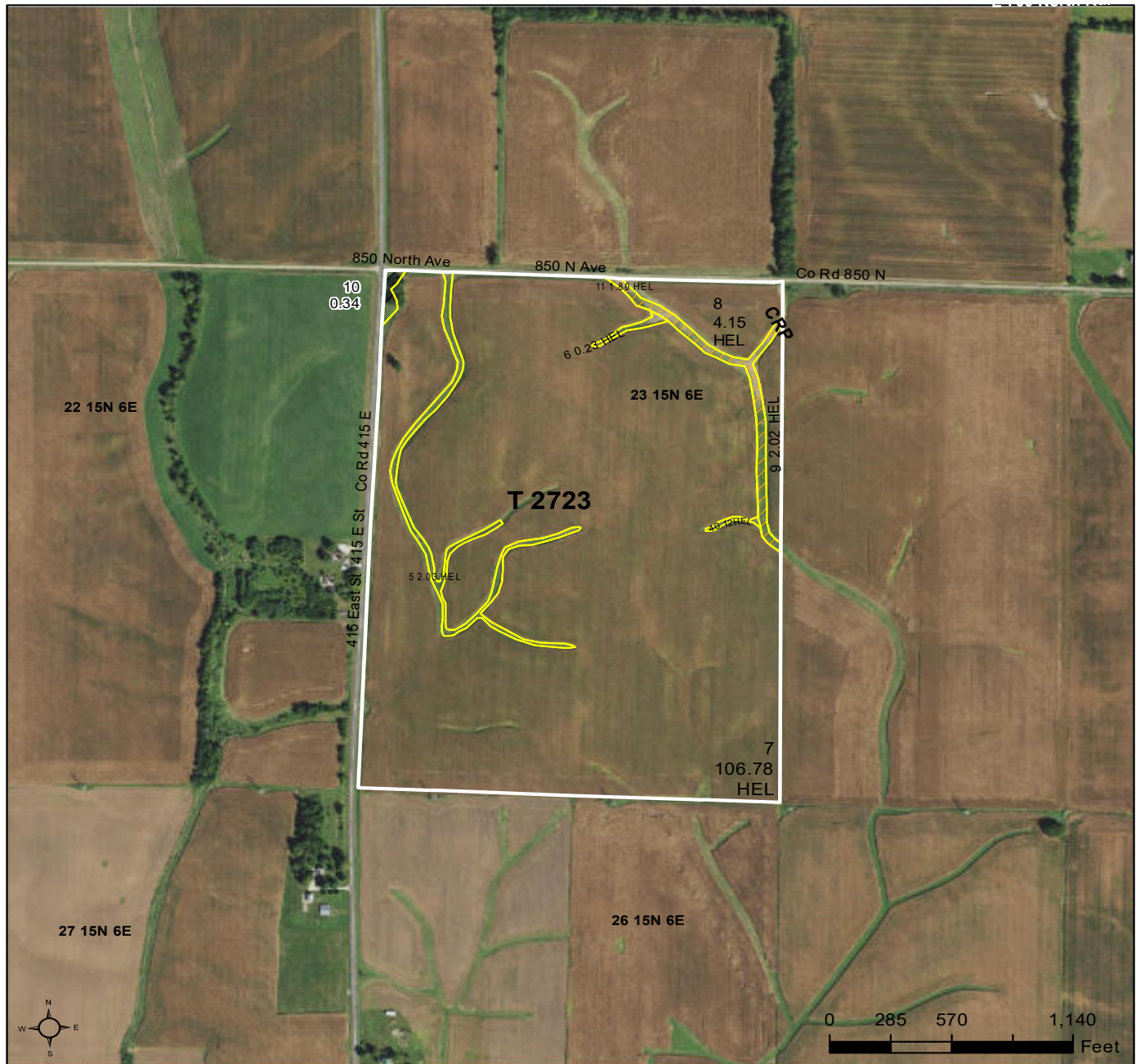
Coates Family Farm, LLC
Bureau County, IL

118.10± TOTAL SURVEYED ACRES
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1.80± CRP ACRES
OFFERED IN 1 TRACT



United States
Department of
Agriculture

Bureau County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Program Year

Map Created March 12, 2025

Farm 1969

Tract 2723

IL011_T2723

Tract Cropland Total: 117.13 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

All boundary lines are approximate.

Coates Family Farm, LLC Bureau County, IL

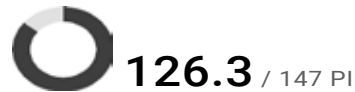
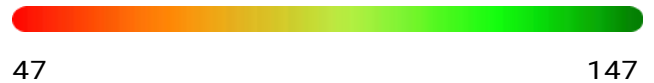
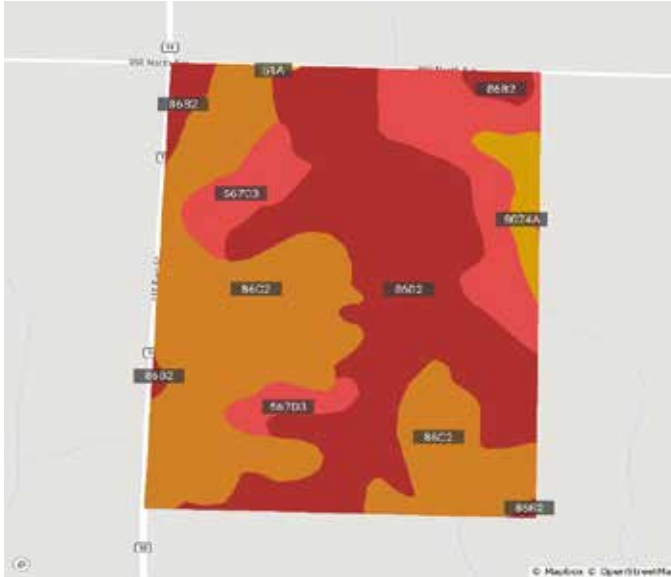
118.10± TOTAL SURVEYED ACRES
115.33± FSA CROPLAND ACRES
1.80± CRP ACRES
OFFERED IN 1 TRACT

Soils



Bureau, IL • Township: Neponset • Location: 23-15N-6E

115.34 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	PI
86B2	Osco silt loam, 2 to 5 percent slopes, eroded	49.0	41.0%	2e	—	133.0
86C2	Osco silt loam, 5 to 10 percent slopes, eroded	46.2	38.7%	3e	—	131.0
567D3	Elkhart silty clay loam, 10 to 18 percent slopes, severely eroded	20.7	17.4%	4e	—	98.0
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	3.3	2.8%	2w	—	136.0
51A	Muscatune silt loam, 0 to 2 percent slopes	0.2	0.2%	—	—	147.0

Coates Family Farm, LLC
Bureau County, IL

118.10± TOTAL SURVEYED ACRES
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Flood (FEMA Report)



Bureau, IL • Township: Neponset • Location: 23-15N-6E

115.34 acres, 1 selection



Flood Hazard Zone

- 100 Year Flood Zone (1% annual chance of flooding)
- 500 Year Flood Zone (0.2% annual chance of flooding)
- Regulatory Floodway
- No Flood Hazard Zone

% of Selection	Acres
0.0%	0.0
0.0%	0.0
0.0%	0.0
0.0%	0.0

Wetlands

- Assorted Wetlands

% of Selection	Acres
1.9%	2.3



All boundary lines are approximate.

Coates Family Farm, LLC

Bureau County, IL

118.10± TOTAL SURVEYED ACRES
115.33± FSA CROPLAND ACRES
1.80± CRP ACRES
OFFERED IN 1 TRACT

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 : 1969 Prepared : 7/18/25 11:13 AM CST Crop Year : 2025
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Operator Name : M FARMS INC	
CRP Contract Number(s) : 11661	
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
117.47	117.13	117.13	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	115.33	0.00		1.80	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-505 CRP Reduction Acres	PLC Yield	HIP
Corn	113.70	0.00	199	0
TOTAL	113.70	0.00		

NOTES	

Tract Number : 2723
Description : SEC 23 Neponset
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 : COATES FAMILY FARM LLC
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
117.47	117.13	117.13	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	115.33	0.00	1.80	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	113.70	0.00	199
TOTAL	113.70	0.00	

NOTES	

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All boundary lines are approximate.

Farmland Auction in 1 Tract 118.10+/- total surveyed acres of Bureau Co., IL Farmland

October 15, 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*

October						
			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	31	



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

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

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

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