

Arthur J. Lappin Trust
147.84 Acres- Farmland Auction

Live & Online Bidding
October 29th- 10 AM



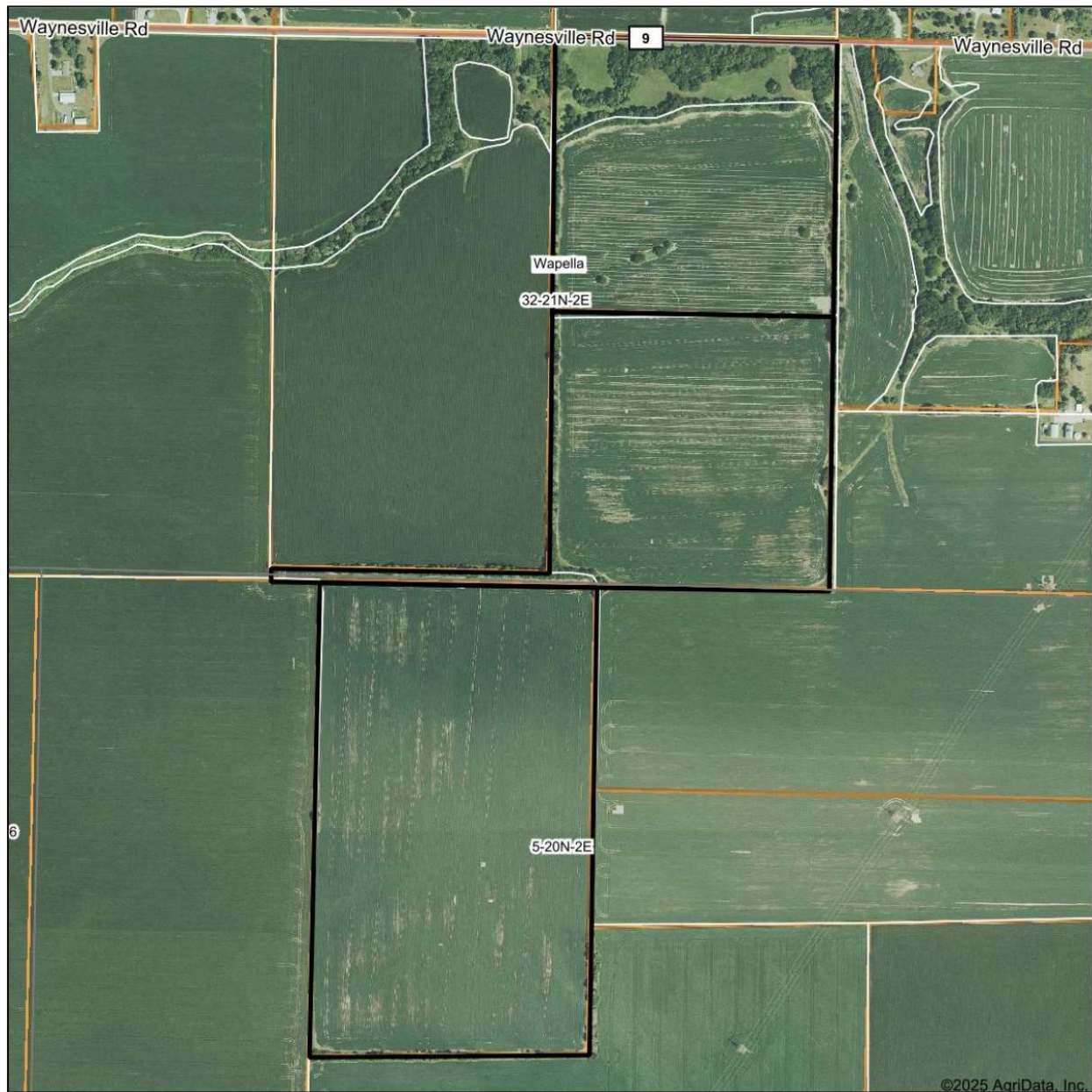
Rob & Lucy Nord
217-935-3245 or 217-519-0375

www.martinauction.com

Refer to page 43 for keyed parcels



Aerial Map



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 13' 29.12, -89° 0' 16.58

32-21N-2E
De Witt County
Illinois

0ft 740ft 1481ft



6/30/2025

Subject Farm:

Located in sections 5 & 32 of Wapella Township, containing 147.87 Acres, DeWitt County, Illinois.

This is an unimproved tract that really covers all the basis with regard to topography. The farm is level to slightly rolling as one moves from the southern portion of the farm northerly. Main access onto this property is from the north, this is the rougher portion of the property, the northern 10 acres of the farm has an open ditch, trees and is a drainageway for the surrounding properties, this is the area that would be best served as a pasture and/or building site. The farm becomes very productive as one moves southerly on the property. Please see attached Wind Lease Documents found online at ww.martinauction.com. (there are currently no windmills on this property)

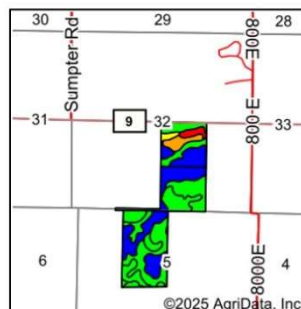
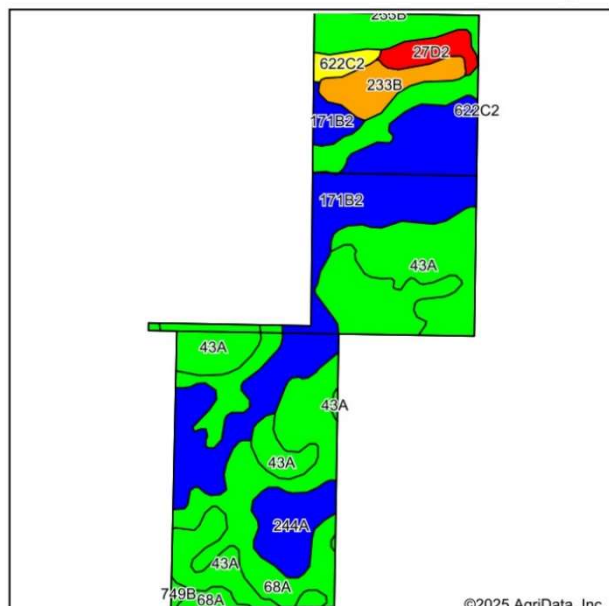
A soil map is attached to this document and reflects a weighted soil productivity index of 136.8. There is good access onto the Waynesville Blacktop along the northeastern portion of the property. The current zoning for this tract is A- Agriculture.

2026 farming rights are included with the property. The Seller will pay the Buyer the 2025 taxes as a credit at closing, all taxes after that are the responsibility of the Buyer.

This farm will sell as 147.84 deeded acres and will not be split up.

Parcel ID	Acres	2024 Taxes	2024 Tax Per Acre
02-32-400-003	40	\$ 1,134.06	\$ 28.35
02-32-400-005	42	\$ 1,945.18	\$ 46.31
07-05-100-001	65.84	\$ 3,091.50	\$ 46.95
Totals	147.84	\$ 6,170.74	\$ 41.74

Soils Map



State: **Illinois**
 County: **De Witt**
 Location: **32-21N-2E**
 Township: **Wapella**
 Acres: **151.27**
 Date: **7/24/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL039, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**68A	Sable silty clay loam, 0 to 2 percent slopes	54.37	35.8%		FAV	**192	**63	**74	**99	0	**6.00	**143	75
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	43.50	28.8%		FAV	**178	**56	**69	**94	0	**7.00	**131	60
43A	Ipava silt loam, 0 to 2 percent slopes	32.07	21.2%		FAV	191	62	77	100	0	6.00	142	77
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	8.14	5.4%		FAV	**182	**59	**68	**89	0	**5.00	**134	80
**233B	Birkbeck silt loam, 2 to 5 percent slopes	6.75	4.5%		FAV	**165	**51	**65	**87	0	**5.00	**121	67
**27D2	Miami silt loam, 10 to 18 percent slopes, eroded	3.76	2.5%		FAV	**133	**43	**52	**65	0	**4.00	**97	37
**622C2	Wyandot silt loam, 5 to 10 percent slopes, eroded	2.15	1.4%		FAV	**150	**49	**60	**73	0	**5.00	**112	55
**749B	Buckhart silt loam, till substratum, 2 to 5 percent slopes	0.53	0.4%		FAV	**188	**60	**73	**99	0	**7.00	**141	80
Weighted Average						183.9	59.3	71.7	95.5	-.	6.1	136.3	*n 69.8

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: 01-28-2025

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>

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

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*n: The aggregation method is "Weighted Average using all components"

Farm Photos





United States
Department of
Agriculture

DeWitt County, Illinois



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).

ILLINOIS
DE WITT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2996
Prepared : 3/20/25 3:02 PM CST
Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Operator Name : JOHN LAPPIN
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
282.57	245.25	245.25	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	245.25	3.50			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	14.40	0.00	54	
Corn	130.30	0.00	153	
Soybeans	72.60	0.00	48	0
TOTAL	217.30	0.00		

NOTES

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Tract Number : 11046
Description : C6/1 SEC 32 & 33 WAPELLA TWP
FSA Physical Location : ILLINOIS/DE WITT
ANSI Physical Location : ILLINOIS/DE WITT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : PHYLLIS JOAN LAPPIN TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
130.28	103.86	103.86	0.00	0.00	0.00	0.00	0.0

ILLINOIS
DE WITT
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 76
Prepared : 3/13/24 3:01 PM CST
Crop Year : 2024

Tract 85 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	101.45	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	50.50	0.00	179
Soybeans	50.40	0.00	54
TOTAL	100.90	0.00	

NOTES

Tract Number : 86
Description : D-4 SEC 12
FSA Physical Location : ILLINOIS/DE WITT
ANSI Physical Location : ILLINOIS/DE WITT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MARY M BELL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.00	40.00	40.00	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	40.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	20.00	0.00	179
Soybeans	20.00	0.00	54
TOTAL	40.00	0.00	

NOTES

Terms & Conditions

Auction Date & Location: Martin Auction Services, L.L.C. ("Auctioneer") will offer the property for sale at public auction, the property is listed in this brochure. The Auctioneer will represent the Seller at this event. This auction will take place on Wednesday, October 29th at 10 A.M. at Martin Auction Center, 9515 Texas Church Rd., Clinton, IL. Auction registration will begin at 9 a.m.

Bidder Registration: All bidders will be required to register to bid at the auction.

Auction Procedures: Conduct of the auction will be the sole discretion of the Auctioneer. This property will be bid on "by the acre", the Auctioneer has the right to reject any bids and will be the final authority as to the bidding increments. Auctioneer reserves the right and authority to eject any person from the auction for any reasonable grounds deemed appropriate by the Auctioneer. Announcements made by the Auctioneer at the auction will supersede any prior written or oral information.

Real Estate Sales Contract: The property is offered for sale on and subject to the terms and conditions contained in the Real Estate Sales Contract. A copy of the contract may be found on-line at www.martinauction.com or one may be obtained from the Auctioneer prior to the auction for review. The terms of the Sales Contract supersede any conflicting terms of sale contained herein. **Bidders and their attorney should review the sales contract prior to the auction. No buyers premium for in person or online bidders who are pre-qualified. All bidders must pre-qualify with a bank letter of financing authorization if unknown to Martin Auction Services.**

Winning Bidder: Each winning bidder will be required to

- a.) place a non-refundable down-payment equal to 10% of the total purchase price of the land in the form of a check to the Auctioneer,
- b.) Enter into a Sales Contract with the seller for the prospective property. Closing of the auction will occur on December 10th, unless otherwise mutually agreed upon by the Seller and Bidder. A title policy will be provided to the successful bidder at closing. See the contract for Possession details.
- c.) Seller will pay the 2025 taxes; the buyer will assume all taxes thereafter. Seller will provide a title policy for the property.
- d.) Buyer will have possession at closing.

Financing: This property is not contingent upon the Purchaser's ability to obtain financing.

Possession: 2026 farming rights are given.

Additional Information: Supporting property information is available from the Auction Company prior to the Auction. All data is believed to be correct but is subject to bidder verification. All items are subject to the terms found within the Real Estate Contract. Information contained within this brochure, any bidder information packages or the website has been obtained from the Seller and other sources deemed to be reliable. However, neither the Seller, Auctioneer nor their agents make any representations or warranties as to the accuracy or completeness of this information. **Each prospective bidder must undertake and rely on his or her own investigation of the property.**

Exclusion of Property: Martin Auction Services, L.L.C. and the Seller reserves the right to withdraw any property before or during the auction, and to sell any property prior to the auction without notice.

Additional Conditions: Seller and Auctioneer reserve the absolute right in their sole discretion to amend these procedures, terms, and conditions at or before the auction. To the extent there is any conflict between the provisions of these procedures, terms, and conditions as set forth herein and in any Sales Contract, the terms of the Contract shall govern.

Auctioneer has the right, in his sole discretion to postpone, or cancel the auction in whole or in part and to modify or add any terms and conditions of the auction and to announce such modifications or additional terms and conditions prior to or during the auction.

All bidders acknowledge that the Auctioneer does NOT have an ownership interest in the property and therefore all bidders acknowledge that the Auctioneer is NOT responsible for any actions or inactions by the Seller regarding the Seller's obligations under the Sales Contract.

Except as expressly stated in this document, these procedures, terms and conditions do not create any legal obligations on auctioneer or the seller. If auctioneer or the seller fails to comply with any of these procedures, terms and conditions for any reason, neither the auctioneer nor the seller shall have any liability or obligation whatsoever. These procedures, terms and conditions nevertheless are binding upon and must be complied with by any person or entity submitting a bid. The Seller will be bound only by the provisions of the actual Sales Contract as and when executed and delivered by each party thereto.

All attached images and maps are not to scale and should not be relied upon for any true measurements or boundary lines. P.I Chart shows approximate acres and approximate weighted productivity index as described by the University of Illinois.

All maps are not to scale, any information used is considered to be correct, however, it is 100% up to the bidder or buyer to make their own inspections and verify any data presented.